

THOMAS V. MOSES, ESQ.  
DIRECTOR

- 544 -



JOSEPH R. PAOLINO, JR.  
MAYOR

## Department of Planning and Development

"Building Pride In Providence"

October 24, 1990

The Honorable Rose M. Mendonca  
City Clerk  
City Hall  
Providence, RI 02903

Dear Ms. Mendonca: *Rom*

I am happy to forward to you 15 councilmanic and 1 file copy of the Annual Report for the Department of Planning and Development for the Fiscal year 1989 - 1990. Please present them for acceptance by the Council at the next available opportunity.

Sincerely,

*Tom*  
Thomas V. Moses, Esq.  
Director

IN CITY COUNCIL

NOV 1 - 1990

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Michael K. Christ*  
CLERK  
*First Deputy*

**FILED**

OCT 24 12 05 PM '90

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PROVIDENCE, R. I.

**DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
ANNUAL REPORT**

**1989 - 1990**

**Joseph R. Paolino Jr., Mayor  
Thomas V. Moses, Director**



Executive Chamber, City of Providence, Rhode Island

JOSEPH R. PAOLINO, JR.  
MAYOR

*Mayor's Message To The City Council*

*The Department of Planning and Development was an innovation our administration realized in 1985. We merged the Departments of Planning and Urban Development, The Providence Office Of Economic Development, and the Mayor's Office of Community Development in an effort to avoid redundancy in services and reduce administrative costs.*

*In the five years since that time, the merger has produced one of the most effective City departments of its kind in the Country. Under the direction of Thomas V. Moses, this year the Department was one of twenty-five nominated by The Urban Institute in Washington, D.C. as being exemplary in the field of housing, economic and community development.*

*The basis of good government is the provision of goods and services to the people it serves. Economic and housing development, capital improvements, planning, and funding for human services are fundamental cornerstones good government cannot do without. I am proud of the record established by the Department of Planning and Development in delivering these services during my administration, and it is with pride that I submit the Department's annual report for the fiscal year 1989-1990 to the members of the Providence City Council.*

*Sincerely,*

  
Joseph R. Paolino, Jr.  
Mayor



## Department of Planning and Development

"Building Pride In Providence"

### *Director's Letter To The City Council*

*I am pleased to present the 1989 - 1990 Annual Report for the Department of Planning and Development. Over the past five years the Department has matured into an efficient organization with a very defined sense of purpose -- to create economic opportunity through balanced new growth and neighborhood reinvestment. This year, efforts to redirect our focus on the future culminated in the creation of a new Comprehensive Plan and Zoning Ordinance.*

*Our staff is 32% smaller than it was five years ago yet we are accomplishing more now than ever before, thanks to the creation of new programs and partnerships. We merged the Providence Industrial Development Corporation with the Providence Local Development Corporation to Create the Providence Economic Development Corporation, an organization with greater underwriting authority which is now better able to help business and industry.*

*Working with the Providence Redevelopment Agency we developed the City's newest industrial park in more than 20 years, The Silver Spring Industrial Park, to meet the growing demands of industry, and help preserve industrial lands for Providence's working future.*

*The Vacant Lot program contributed significantly to the betterment of Providence's neighborhoods, turning some of the City's most derelict properties into side-yards, parking areas, and affordable housing.*

*The Department's Rental Rehabilitation Program was once again recognized by the U.S. Department of Housing and Urban Development as the number one program in New England, committing the largest share of its program money for housing rehabilitation than any other city.*

*Working with the Providence Public Buildings Authority we helped to restore a school building for the School Department, and create a new administration building. We financed a carousel at Roger Williams Park, and the purchase of watershed land to protect our most valuable resource, the Scituate Reservoir.*

*The Department plays a vital role providing financial support and technical assistance to projects and programs which effect the lives of many people and businesses in Providence.*

Sincerely,

*Thomas V. Moses* 10/24/90  
**OFFICIAL**  
Thomas V. Moses, Esq.

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## I. INTRODUCTION

The Department of Planning and Development was created in 1986 by the merger of the Departments of Planning and Urban Development, and the Mayor's Office of Community Development. Today the Department of Planning and Development is responsible for a broad range of municipal services including economic and housing development, project management on public improvement projects, planning, research, and marketing.

Employing approximately 70 people, the Department's workload is shared across six Divisions: 1) Economic Development; 2) Project Management and Construction; 3) Housing Development; 4) Planning; 5) Administration; and 6) Marketing. The Department also works to carry out the development policies and objectives set by the Mayor of Providence, the City Council and various municipal boards and agencies.

### Economic Development

The Department is both a coordinator and a liaison for all government to business related services in the City of Providence, and is responsible for creating and implementing comprehensive economic development strategies for businesses in the downtown core, and in each of Providence's twenty five neighborhoods. The Department's overall economic development objectives are to: (1) support the transition of the economy from one dependent primarily on manufacturing, to an economy with a diversified economic base with major service-oriented employment; (2) retain viable industry through the creation of new industrial sites, while promoting the establishment of new companies that have long-term potential for expansion; and (3) offer financial incentives for business expansion within and relocation to the City of Providence.

To augment these development objectives the department works to promote the City's business and lifestyle assets in a well-focused and professional marketing campaign. From the unique position of being the only City Department that has a comprehensive view of both private development and public improvements city-wide, the Department is able to play a strategic role in determining where the City's marketing efforts should be directed. Since its inception in November of 1986, the objective of the campaign has been to position Providence as a renewed, vibrant economic environment offering businesses and individuals a unique opportunity to grow and prosper.

### Redevelopment

Using the combined resources of its six divisions, the Department works closely with the Mayor, the City Council and the Providence Redevelopment Agency in targeting underutilized and blighted areas for redevelopment, and initiating capital improvement programs in order to broaden and enhance the City's residential and commercial tax base. Working on the principle that private investment follows public expenditure, the Department administers services offered by the Providence Redevelopment Agency, providing funding support and project management services to most major redevelopment projects in the City.

### Housing Development

The Department of Planning and Development recognizes the tremendous resource of Providence's existing housing stock and the need to encourage its maintenance, preservation and rehabilitation. In response, it of-

fers various financial incentive programs to property owners, and provides financial and technical assistance to various organizations and individuals in an attempt to: (1) provide and enhance housing and home ownership opportunities in Providence; (2) work to maintain the integrity of Providence's housing stock; (3) devise and implement strategies for neighborhood stability and redevelopment.

### Planning

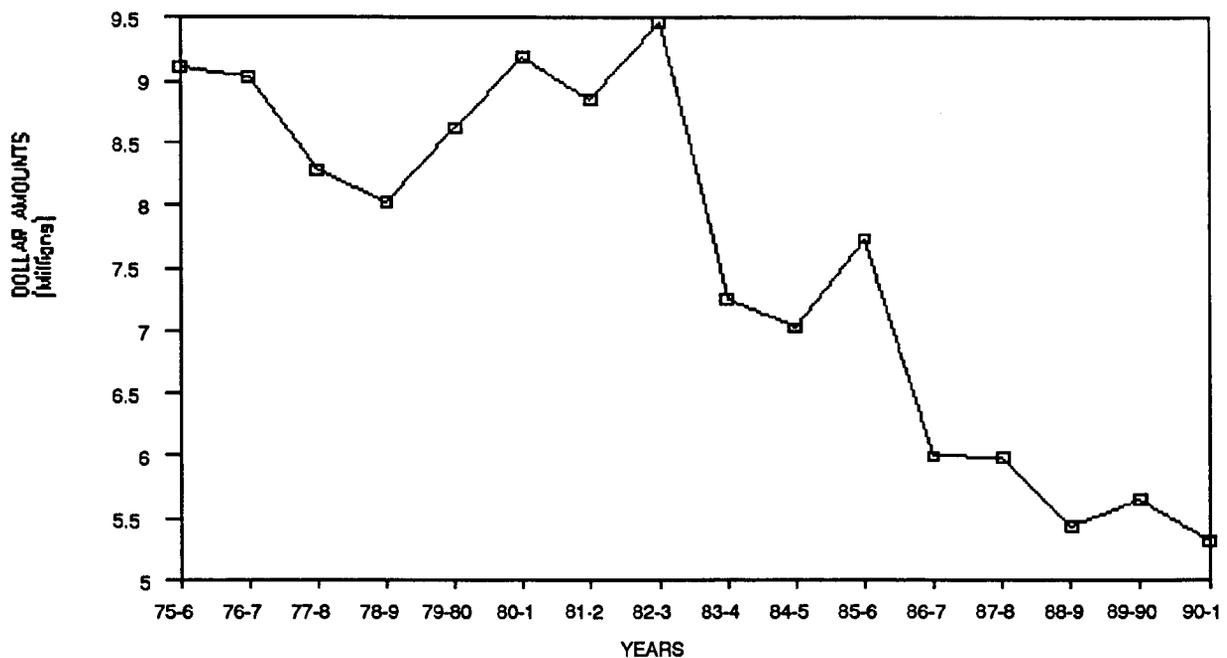
As the City's comprehensive planning authority, the Department establishes city-wide development objectives, conducts research on growth and development, and develops and administers the City's land use controls. The role of planning in the overall scope of services provided by the Department is to establish criteria on which decisions of land use and zoning can be based. This kind of long-range planning involves the incorporation of existing land use patterns, existing zoning codes

and historical restrictions which effect, or may effect economic development, housing development, and capital improvements.

### Community Development Block Grant Program

Begun in FY 75/76, the Community Development Block Grant (CDBG) program is a major financial resource for cities and towns across the country. The Department of Planning and Development annually receives CDBG funds from the United States Department of Housing and Urban Development. The CDBG program provides an essential pool of financial resources from which the Department funds various program, project and administrative costs incurred by the Department and qualified nonprofit agencies. CDBG funded activities fall within the areas of housing, economic development, public facilities, human services, and parks and open spaces.

**CDBG FUNDING HISTORY**



**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FUNDING HISTORY**

YEAR	TOTAL ALLOCATION	% CHANGE
75-6	9,110,000	
76-7	9,033,000	-1%
77-8	8,275,000	-8%
78-9	8,019,000	-3%
79-80	8,609,000	7%
80-1	9,196,000	7%
81-2	8,864,000	-4%
82-3	9,459,315	7%
83-4	7,249,000	-23%
84-5	7,028,000	-3%
85-6	7,737,978	10%
86-7	6,002,000	-22%
87-8	5,999,000	-0%
88-9	5,441,000	-9%
89-90	5,658,000	4%
90-1	5,325,000	-6%

## II. ECONOMIC DEVELOPMENT

Through its Economic Development Division the Department of Planning and Development works to promote economic growth in Providence by helping to finance private development, by implementing incentive programs that encourage employers to create and retain jobs, and by providing opportunity for business growth and development. Specific areas where the Department assists businesses are commercial rehabilitation, acquisition of new or used equipment, the acquisition of real property, working capital, and equipment lease/purchase.

### Providence Economic Development Corporation

A successful contribution toward strengthening Providence's business community has been the Department's Economic Development Revolving Loan Program. This program is presently administered through the newly established Providence Economic Development Corporation (PEDC), and offers financial incentives to both large and small businesses. The PEDC resulted from the July 1, 1989 merger of the Providence Industrial Development Corporation (PIDC) and the Providence Local Development Corporation (PLDC). Previously, the PLDC assisted commercial businesses to expand and modernize. Its financial resources were provided by annual allocations from the Community Development Block Grant program. The PIDC provided financial resources for industrial growth in the City, and its revolving fund was established with a \$3 million grant from the U.S. EDA in 1985.

Directed by a board of 11 members and serviced by the staff of the Economic Development Division of the Department of Planning and Development, the PEDC today admini-

sters a combined lending portfolio in excess of \$5.5 million.

A comparative analysis of loan activity from the two most recent fiscal years shows the significant impact the revolving loan program is having on the local economy, now that it has been reorganized under the PEDC.

In FY 88/89, the loan committees of the PLDC and PIDC assisted seventeen (17) businesses with a total of \$939,500. However in FY 89/90, the number of businesses assisted by the PEDC had increased 140%, and the total dollar amount of the year's loan commitments had increased more than 270% over last year. Total FY 89/90 loan commitments assisted twenty seven commercial and industrial businesses with a total of \$2.5 million. (see appendix for Revolving Fund loan history from 1986 to 1988) Economic Development Loan Program Results

The job impact which resulted from businesses assisted with revolving loan program funds has been considerable: 1,253 jobs have been retained which otherwise might have been lost; 299 new jobs have been created; and 690 individuals whose income falls within Federal Income Guidelines have been assisted. As evidenced by the many small success stories made possible with low interest loans from the PEDC, the Revolving Loan Fund administered through the Department is a direct way to foster business retention and expansion in the City of Providence.

### Section 108 Loan Program

The Department also participates in financing larger projects by providing short term loans from a variety of funding sources. One of the most frequently used is the Section 108 Loan

program. This program enables the Department to make up to \$17 million in short term loans available to development projects that meet stringent, Federally stipulated criteria. Section 108 program funds were most recently committed in FY 88/89, when the Department helped to provide financing to The Days Inn Hotel at India Point for \$1.6 million, and the Days Inn at Collyer Street for \$2 million. The Days Inn Hotel at India Point was completed in late Fall of FY 89/90.

### Urban Development Action Grant Program

In addition to providing direct financial aid, the Department also provides technical assistance to developers of major projects by acting as grantee for Federal grant programs. The Urban Development Action Grant (UDAG) program was one such program used successfully by the department to finance projects of significant magnitude. While they are presently no longer available, UDAG's were federally funded grants available through the U.S. Department of Housing and Urban Development.

Since the UDAG program began, the Department administered four (4) UDAG grants on projects throughout the City: Biltmore Hotel -- \$1,400,000; Richmond Square Technology Center --\$1,200,000; Fleet Center --\$7,050,000; The Foundry - -\$8,800,000. In FY 88/89, the Department made a successful grant application on behalf of the India Point Days Hotel project in the amount of \$915,000. Another grant application submitted in FY 88/89 for \$4,000,000 on behalf of Parcel 5 Associates, developer Center Place, a major apartment building in Capital Center, was denied. In all, the Department of Planning and Development has helped local development projects

receive \$19,365,000 of funds through the UDAG program. In the aggregate, the UDAG Program has created 1,873 employment positions and leveraged \$87 million in private investment.

### Industrial Base Expansion

As Providence's population increases, demographic figures indicate a growing segment of the population will be looking toward the industrial sector for employment in the years ahead. Important steps to augment the City's industrial base were taken in FY 88/89 with the creation of the Silver Spring Industrial park, the City's newest industrial park in over twenty years.

For future industrial expansion, the one area that represents the greatest opportunity for growth is the industrial waterfront. Presently there are over one hundred (100) acres of underutilized land surrounding the Port of Providence. Better land management of both publicly and privately held parcels will create an opportunity for maritime, water-related and contiguous industrial uses to increase.

### Marketing to Attract Business and Industry

Marketing is a very useful economic development tool, incorporating statistical research and client outreach in an attempt to position Providence more favorably in the regional economy. The focus of the Department's marketing program is to promote Providence's dynamic business environment and rewarding lifestyle to top management executives of commercial and industrial firms throughout the Northeast. In order to accomplish this the Department has over the past few years con-

sistently maintained a mixed-media advertising campaign, developed an economic development marketing video, initiated a series of benchmark opinion surveys, and capitalized on a variety of placement opportunities in local, regional and national publications.

The program began in early 1987, but it wasn't until 1988/89 that the City began to reap a great deal of regional and national exposure. In that year the Department pursued an advertising and public relations campaign that was focused primarily on the City's development renaissance and economic expansion. Major Capital Improvements such as the continuation of the river relocation project, and the decision to move forward with construction of a new Convention Center were newsworthy items, and were heavily emphasized. Substantial private development occurring throughout the City was also a major focus in the year's marketing effort. However, perhaps the biggest news of the year was Newsweek's nomination of Providence as one of America's best places in which to live and work.

The Newsweek story figured prominently in the FY 88/89 four-point mixed media marketing plan. To take advantage of this special and unexpected opportunity the Department's advertising firm, Potter HazleHurst, prepared an outdoor board, a print advertisement for media placement, and a poster design which replicated the Newsweek magazine cover, and emphasized Providence's graphically superior position.

In the public relations element of the marketing campaign for FY 88/89 the department pursued a related four-point program which included (1) the creation and distribution of a Press Kit and Media Package describing Providence's business advantage and quality of

life; (2) media contact consisting of a regular news release schedule with additional wire releases in the event of timely and poignant occurrences; (3) monthly submittal in the New England Real Estate Journal of a by-line article written by Mayor Paolino; and (4) a special reception for the Sponsors of Providence's marketing campaign.

For the year, the total combined circulation reached by the Department's advertising and public relations effort was estimated to be just over 5 million people.

In FY 89/90 all of the positive press Providence had been receiving in the prior two years produced its first tangible result, as the decision by the Shareholders Services Division of American Express to relocate to Providence boosted confidence in Capital Center, and more importantly, brought 500 new jobs to the City.

Also in FY 89/90 a new benchmark tracking study was commissioned which confirmed Providence's emergence as an identifiable service market comparable to other major metropolitan areas in the Northeast. The results of the survey showed perceptual shifts on seven key relocation considerations improved in the 36 to 93 percent range. When specifically measured against six major New England markets, Boston, Hartford, Manchester, Portland, Springfield and Worcester, Providence's favorability improved 71%. The only other market to show a perceptual improvement was Hartford, with a modest 8% gain.

Of the three new print advertisements prepared for FY 89/90, two promoted the recent success of Capital Center, and one compared the potential of Providence with that offered by Stamford Connecticut twenty years

ago. This advertisement, specifically targeted at Fairfield County was undoubtedly the year's most successful, and earned the City unprecedented media coverage and generated significant business inquiry from Connecticut firms.

Adherence to fundamental marketing objectives over the past three years has resulted in hundreds of new business inquiries. These leads have been followed with the use of video and other collateral materials to encourage prospective relocation candidates. A sampling of businesses that have since moved to Providence, or opened an office here are: American Express; Delta Airlines; Charette Corporation; Keystone Provident Insurance Company; Marsh & McLennon; and the Staples Office Supply Company.

The Department of Planning and Development together with Providence's Corporate Community jointly fund Providence's marketing campaign. Total expenditures for the FY 89/90 marketing campaign were \$300,000. Of this amount, twenty-eight (28) corporate sponsors contributed \$135,000.

### III. REDEVELOPMENT

Carrying out the redevelopment policies of the Mayor, the Providence City Council and the Providence Redevelopment Agency, the Department of Planning and Development provides redevelopment services to the City of Providence. It funds and administers essential infrastructure and other capital improvements that foster private development. The Department also performs real estate appraisals for the City Council and other municipal agencies, provides design and engineering reviews, and provides project management for all Providence Redevelopment Agency redevelopment projects.

#### The Providence Redevelopment Agency

The Department of Planning and Development maintains a close working relationship with the Providence Redevelopment Agency (PRA), providing it with staff services and technical assistance under a contract between the Agency and the City of Providence. The PRA is a separate agency that was created in 1947 to implement redevelopment in Providence, and predated the Department of Planning and Urban Development from which the present Department of Planning and Development was formed. Governing the PRA is an eight member board consisting of individuals from the private sector, representatives from the Providence City Council, and the Mayor.

Since its inception, the PRA has established 34 redevelopment districts, assisted in the reclamation of approximately 500 acres of land in the City of Providence, and generated in excess of \$200 million in private investment. Today the PRA funds projects with bond proceeds, targeting specific areas in Providence for capital improvement, property acquisition, building demolition, site preparation, road,

sidewalk, landscape and lighting improvements.

#### Projects and Activities

The reorganization of the department in 1986 coincided with a period of tremendous financial prosperity throughout New England in the mid to late 80's. As private investment was up, redevelopment services had also increased proportionately. Therefore, the last five years saw a great deal of major redevelopment activity. As the process can be somewhat long, projects begun years several years ago can be still ongoing today. What follows is a survey of the projects pursued by the Staff of the Department in the last fiscal year, however in some cases the chronology has been extended to include those projects which were begun prior to FY 89/90 but had a current year impact.

#### Corliss Landing-Old Harbor Tax Increment Finance District

In 1986, the City adopted a tax increment financing plan which provided for the financing of public improvements along a part of the City's waterfront on and around the eastern bank of the hurricane barrier. Today, former industrial buildings have been restored and renovated as luxury residential condominiums, offices and restaurants. New mixed-use buildings have also been constructed. Additionally, restaurants have been steadily increasing since the opening of the Hot Club in 1983, and recently a strong retail presence has begun to emerge. In November of 1989, the Days Inn Hotel began operation.

The total project cost associated with Old

Harbor Tax Increment Finance Plan was \$2,750,000., \$2,100,000 of which was from the issuance of the City's special obligation bonds under the Tax Financing Act, and balanced from the sale of land owned by the City of Providence in the Old Harbor District. The tax increment bonds were issued on August 29, 1986.

To date, substantial waterfront improvements include the installation of a new harbor wharf, a new 60 slip marina inside the hurricane barrier, and the much heralded "Shooters" restaurant. Construction of other improvements is scheduled to begin next Spring, as plans and specifications were received in the final days of FY 89/90. When all waterfront improvements are completed a new commercial area will occupy Old Harbor, and a continuous park will run from Promenade Street in the State House district all the way to India Point Park.

### Promenade/Woonasquatucket Riverbank Improvements

In the planning stages since 1982, construction began in FY 89/90. Funded jointly by the Federal Highway Administration (FHA), the State of Rhode Island and the City of Providence, the cost of the project is estimated to be \$8 million. The FHA is expected to contribute 85% of the total estimated cost for roadwork, with the State contributing the balance. The City of Providence, through the Providence Redevelopment Agency has contributed \$1 million for the landscaping and environmental work.

The project area is located within the Valley, Smith Hill and Olneyville neighborhoods of Providence in the district known as Promenade Center. Project design calls for environ-

mental and highway improvements on and around the banks of the Woonasquatucket River, west of Route I-95. Road rebuilding, resurfacing, landscaping, environmental improvements including cleaning and clearing river banks and the construction of river overlooks are expected to substantially improve this area.

### Roger Williams Housing Complex

The Project area is located in Lower South Providence, in the area intersected by Prairie Ave., Thurbers Ave., Eddy St. and I-95. The site has access to I-95, the waterfront and the downtown, and is the largest housing development site in the City of Providence, occupying 23 acres. Formerly called Roger Williams Homes, it was one of the earliest public housing projects built in the State of Rhode Island. Originally consisting of 744 apartments in 28 three-story brick residential buildings, it was constructed between 1942 and 1944 as housing for militarily necessary civilians. After World War II it was reserved for veterans and their families. Over the years the property became deteriorated and was eventually abandoned.

A current proposal by the Roger Williams Housing Partnership calls for the demolition of most of the existing structures, and the creation of 50 - 60 clusters of townhouses totaling 339 units, 60 units of rehabilitated townhouses, and 85 units of one- and two-bedroom units in two mid-rise buildings. Total costs associated with the development are expected to approach \$33 million. The Department of Planning and Development and Providence Redevelopment Agency together have committed \$3.5 million from general obligation bonds previously allocated to the Lower South Providence project. The City's

allocation will provide road construction, building demolition and utility service work and repair.

To help cover early soft costs, the Department committed \$50,000 in seed money to help finance extensive architectural and engineering work in FY 88/89. In FY 89/90 the Department then contracted with RI Analytical, Inc. to develop and carry out an asbestos abatement plan, and with Garafalo & Associates for identification and clean up of other hazardous materials found on the development site. In late FY 89/90 the Agency sought bids for asbestos removal, building demolition, site clearing and project monitoring. The area is scheduled to be construction ready in late fall, 1990.

### West River/Amended Silver Spring Industrial Park

Located on 33 acres of land formerly owned by the Providence Worcester Railroad and Amtrak, the Silver Spring Industrial Park consists of 16 development parcels of varying size. Site acquisition and infrastructure improvements, including the installation of new roads, storm drains and utility connections cost approximately \$4.4 million.

Planning for the industrial park began in 1982, and after a series of design changes site preparation began in FY 88/89. Throughout FY 89/90 the Department continued construction on Silver Spring, and by year's end, the park was substantially completed. In December 1988, the Providence Redevelopment Agency had selected 12 developers to occupy 15 parcels. Development of the park will result in the construction of approximately 320,000 square feet of new industrial and manufacturing space.

With its initial investment of \$4.4 million, the project is expected to leverage over \$20 million in private investment, and create more than 450 new jobs in Providence's newest industrial park. Private build out at Silver Spring is expected by the close of 1992.

### The Plaza at Smith & Orms

Located within the Smith Hill neighborhood at the juncture of Smith and Orms Streets, construction on this 3,120 square foot parcel began in FY 88/89. Site improvements included the redesign of the existing public park, and incorporated new tree and shrub plantings, brick paving, concrete roadway, curbing, and granite planters. Plans for the park at Smith and Orms were designed by the staff of the Department of Planning and Development, and the contract for the execution of reconstruction was awarded to Eastern Investment Concepts, Inc. in the amount of \$83,000.

### Trinity Gateway/Upper Elmwood

The Trinity Gateway and Upper Elmwood project area is located within the Upper South Providence, Elmwood and West End neighborhoods. In FY 88/89, the project area boundaries were extended to include Upper Elmwood.

Project area improvements have already included reconstruction of the Gateway Traffic Island, new sidewalks, signage, lighting and tree plantings. Additional improvements funded with RI DOT and FHWA road money include the reconstruction of Pine and Friendship Streets. To complement these capital improvements, the Department has also in-

creased its efforts to promote its residential rehabilitation loan subsidy program in the area. A total of \$250,000 has been set aside for this purpose.

The Department's consultant on the project was the Castellucci, Galli Corporation. The project, budgeted with \$1,050,000 provided by the sale of General Obligation Bonds, leveraged \$1.1 million in 3R funding from the State of Rhode Island.

### Washington Park

Located in the Washington Park Neighborhood, the project is centered in the area of the commercial strip of Broad and Eddy Streets and includes Washington Park Square, which for many years has been recognized as the center of retail-commercial activity in the neighborhood. This on-going revitalization program initially focused on street and sidewalk reconstruction along Broad Street. Then, when necessary infrastructure repairs were completed, several derelict properties were acquired by the Providence Redevelopment Agency and sold to private individuals for development.

The RG Badessa Plaza is a successful example of how the Department's redevelopment practices in Washington Park have helped the neighborhood economy. The In FY 88/89 the Redevelopment Agency assembled the 22,000 square foot parcel, and sold it at less than market value. A year later, after private investment of approximately \$450,000 the shopping plaza opened, bringing eight stores and parking for over twenty cars to the neighborhood.

Currently the Providence Redevelopment Agency is reviewing proposals by developers

for the commercial development of another parcel assembled in FY 88/89. Located at Broad, Jillson, Parkview and O'Connor Streets, the 81,389 square foot parcel will make an additional significant contribution to the local economy once it is developed.

### West End Renewal Project

Over the years the West End Neighborhood had continually suffered the effects of problems such as physical deterioration, population changes and structural obsolescence. Mixed and incompatible land prevailed in the area to the point of causing a downward trend in the desirability of its residential character.

In an effort reverse the ill-effects of these trends, the West End Renewal Project was initiated by the City of Providence in 1979 on a \$1 million budget expenditure. The primary objective of the plan was to provide low interest home improvement loans to neighborhood residents, and provide spot clearance of dilapidated structures.

As a result of need for specific project revitalization, combined with efforts by neighborhood and housing coalitions, in FY 88/89 the Department initiated a planning study to formulate a comprehensive plan for the entire project area. Implementation of the plan, in whole or in part, will be achieved by an amendment of the existing Official Redevelopment Plan of the West End Renewal Project.

Today the West End development area encompasses 309 acres of densely mixed retail, commercial, residential industrial and institutional users. Over the past two years the Department has concentrated its efforts in identifying blighted, vacant and substandard properties throughout the West End. Several

identified properties have been acquired by the Providence Redevelopment Agency, and are now being sold to private and non-profit developers for the creation of market rate and affordable housing. To date, three new single family homes and five multi-family residential structures have been built or rehabilitated.

### Bonanza Bus Satellite

Progress on the convention center, combined with Bonanza Bus Line's own desire to provide park-and-ride services to its commuting public required the relocation of the downtown bus depot in FY 88/89. While initial efforts to locate a satellite bus facility in the new Convention Center were unsuccessful, the City is still working to pursue this goal. In the interim, the Department expended considerable effort in working with Bonanza officials to locate a temporary downtown satellite facility in Kennedy Plaza to serve as a pick-up and drop-off point for the new Bonanza Bus Terminal, which was constructed in the I-95/Smithfield Ave. area.

In the event a bus depot cannot be located within the convention center facility, the Department is prepared to fund a permanent depot in Kennedy Plaza. with \$70,000 from the balance of PRA funds allocated to Kennedy Plaza.

### Community Center Renovations

In FY 88/89 (CDBG 14th year) the Department created a program to provide each of the City's eleven community centers with grant money from the CDBG program to help them defray necessary capital improvement or general maintenance costs. As grant funds allo-

cated from annual CDBG budgets need not be drawn down upon in the year in which they are allocated, funding resources for the Community center Renovation program were first identified from the Department's CDBG 13th year allocation. The program has been funded each year since then, and as of the close of FY 89/90, \$162,979.95 has been used by nine community centers throughout Providence.

### Fire Station Renovations

In FY 87/88, the Department reserved \$400,000 in Community Block Grant funds from the 13th and 14th program year to begin a program of improvements to Providence's neighborhood fire stations. The improvement program was advertised through a public request for proposals, and the architectural firm of Mancino Associates was hired to perform all architectural services necessary for improvements. The construction firm of A & A Engineering was hired as general contractor to complete all improvements.

Through FY 89/90, the Department has expended \$277,703.90 of the total program budget for repairs, improvements or equipment upgrades to every Neighborhood fire station in the City.

### Reconstruction of Westminster Street

In FY 88/89 the Department began extensive reconstruction improvements to Westminster Street in order to restore its Victorian character, and re-introduce vehicular traffic. The new streetscape, completed in FY 89/90, will serve as the standard by which redevel-

opment of additional streets in downtown Providence will be measured.

Westminster Street had been blocked since the mid 60's, when a pedestrian mall was created. At that time such public improvements were in vogue with city planners as a method for preventing the flight of retail activity to the suburbs. While the project was successful for a period of time, it became an aesthetic eyesore, as well as a threat to public safety in recent times.

Underutilization of many of the buildings fronting the Mall resulted in an extensive rethinking of the Mall's utility, with a resultant plan to convert the Mall to a quality urban street. Therefore the Department undertook the reconstruction and restoration of Westminster Street in such a way so as to compliment its existing architecture and revive its Victorian character: extra-wide brick sidewalks, extensive tree plantings, wrought iron tree gratings and guards, specialty traffic signalization and Victorian street lighting was installed. The end result produced a one way westbound lane that both improved the flow of traffic in the heart of the city, and provided 28 additional parking spaces on Westminster and Union Streets.

The Westminster Street restoration project was completed on November 30, 1989. The project contractor was Capaldi Brothers Corporation, consultants were Pare Engineers, Kim Ahern, Landscape Architect, Crossman Engineering, and Powers & Raiche. Dimeo Construction provided construction management services. The Project budget of \$2,587,291 was largely funded by the Providence Redevelopment Agency. \$473,000 in additional funding was provided by the CDBG program.

## IV. HOUSING

Through its Housing Development Division, the Department works to promote housing and neighborhood development in Providence. To achieve this the Department incorporates a programmatic approach geared to homeowners, together with a system of grant support for non-profit housing developers. The Department also provides technical assistance to housing developers, tenants associations or institutions interested in housing development in attempting to secure Federal funds. In FY 89/90 the Department administered over \$2.3 million in housing support throughout the City.

The Department's financial incentive programs are made possible with the combined use of Community Development Block Grant (CDBG) program funds, Providence Redevelopment Agency bond proceeds, Rhode Island Housing and Mortgage Finance Company dollars, and private funds.

### Housing Rehabilitation Programs

In FY 89/90, the Department continued to offer seven housing rehabilitation programs, providing low to moderate income homeowners with an opportunity to obtain affordable low-interest loans with which to make home repairs and improvements. The Department's loan assistance programs are generally used to pay for the elimination of housing code violations, weatherization, repair or replacement of obsolete systems, and other essential home improvements.

### 3% Home Improvement Loan Program

Funded with RIHMFC reserve funds, this

program was available from August of 1987 to December of 1988. The 3% Home Improvement Loan Program provided a low interest loan of up to \$10,000 per housing unit to make necessary repairs to homes in which resided low or moderate income owners or tenants. This program generated 86 loans for a total loan amount of \$1,144,668. The average loan amount per project was \$13,310.

### 6% Home Improvement Loan Program

Working in conjunction with area redevelopment activities initiated by the Providence Redevelopment Agency, this program was begun in 1980. The intent of the program was to commit a portion of the PRA bond proceeds to homeowners for a home improvement revolving loan fund. The initial success of the 6% Home Improvement Loan Program led to its extension from the West End neighborhood to the Trinity Gateway Project Area in 1983, and to the Upper South Providence project area in 1984. The maximum amount offered through this program is \$20,000. Over time however, the programs's popularity has waned as competing programs have been developed. During FY 89/90, two loans were made totaling \$28,000.

### Low Interest Home Improvement Loan Program

This program is one of the Department's newest offerings. Begun in January of 1988, it is funded with money made available with bond proceeds from the Rhode Island Housing and Mortgage Finance Company, and replaces the 3% Home Improvement Loan Program. Home-owners in all of Providence's 25 neighborhoods can avail themselves of

the Low Interest Home Improvement Loan Program.

This program makes available from \$1,000 to \$15,000 at a rate of interest of either 5.9% or 8.9%. The interest rate of the loan is determined by the applicant's gross annual income. The maximum term of the loan is fifteen years. Borrowers of funds from this program must be owner occupants of the property for which the loan is requested. They must also meet RIHMFC underwriting requirements. In FY 89/90, 20 loans totaling \$204,200 were approved. To date 30 loans have been approved totaling \$306,300.

### Rental Rehabilitation Program

This Program administered by the Department is funded by the Federal Department of Housing and Urban Development (HUD). The Program provides owners of multi-family property with a 1:1 matching grant of up to \$5,000 per apartment to be used for essential repairs to existing rental units.

The program is a highly successful provider of quality, affordable housing for low income families, particularly for large families with children. It is available in eight of Providence's 25 neighborhoods, and in four target areas. Neighborhood income guidelines set by HUD determine its availability. Area incomes must be below 80% of the median income for Providence, and the areas themselves must be non-gentrifying and stable.

Property owners participating in the rental rehabilitation program are required to list their vacant units with the Providence Housing Authority. This is done in order to ensure the availability of affordable housing to Provi-

dence's lower income families. This affirmative marketing procedure has worked well. The racial and ethnic characteristics of applicants and tenants who benefit from the Rental Rehabilitation program reflect the overall demographic profile of the neighborhoods in which the program is offered.

During the period April, 1986 through July, 1990, this Program had committed \$3,057,517.27 to 224 projects containing 856 rental units. In addition, the program will have leveraged \$4,127,648. in private funds for total project expenditures of \$7,185,165.27

### Elderly and Handicapped Homeowners Paint Program

This previously successful program provides a fixed grant amount toward exterior painting of an income eligible homeowner's residence. Fixed grant amounts are determined by the number of units in a standard residential structure, and range from \$1,200 to \$2,200. The program serves all Providence neighborhoods, and was re-introduced in the Spring of 1990. Approximately 210 applications from Providence homeowners were received, which will result in \$310,800 in assistance through this most recent program offering.

### Rent Escrow for Emergency Home Repair

This program is a joint effort of the Department of Inspection and Standards and the Department of Planning and Development. The program provides a Mechanism of Last Resort whereby tenants' rents are placed into escrow in order to pay for repairs that are necessary to alleviate emergency violations of the City's Housing Code. The program is

only utilized after failed efforts to have the landlord make necessary repairs. To date, this program has assisted tenants in 177 units, 20 of whom were assisted in FY 89/90.

### Housing Court Loan Program

Newly created in FY 89/90, this program makes low interest or deferred payment home repair loans of up to \$10,000 to provide homeowners who have been found in violation of the Housing Code by Providence's Housing Court. The Homeowners must be financially unable to make mandated repairs and have incomes below Section 8 Moderate Income Levels. To date, 2 loans for a total of \$4,200 have been approved.

### Affordable Housing Development Fund

The Department administers a program which makes available low interest loans on a competitive basis to non-profit housing developers. These loans provide developers with the opportunity to write-down the start-up costs of new affordable housing developments. The terms of the loan are short, two years, and the maximum rate of interest does not exceed 3%. The following organizations with on-going projects in FY 89/90 received the following amounts:

Organization	Amount
Association of Tenants of University Heights	\$50,000
Roger Williams Partnership	\$50,000
Greater Providence YMCA	\$50,000
Mt. Hope Neigh. Land Trust	\$50,000

### Grant Support for Non-Profit Developers

The Department makes annual grants to non-profit housing developers with funds from the CDBG program. In FY 89/90 the Department supported twelve (12) non-profit housing developers with \$509,000. Last fiscal year the following organizations were assisted:

Elmwood Foundation	\$51,000
Elmwood NHS	55,000
Good News Housing	45,000
Hmong Home Prog.	10,000
Olneyville Housing	41,000
OMNI Development	70,000
PPS Revolving Fund	55,000
Smith Hill Housing	15,000
SWAP	75,000
W. Broadway Inc.	16,000
W. Elmwood Housing	30,000
Women's Development	46,000

### Housing Initiatives and the PRA The Special Vacant Lot Program

On the authority of the Redevelopment Act of 1954, the PRA is empowered to acquire property through condemnation. In FY 87/88 the Agency initiated a program to acquire tax reverted vacant lots using this process in order curb blight in Providence's underdeveloped neighborhoods. Known as the Special Vacant Lot program, property acquired in this manner was placed into a land bank for disposition to homeowners and non-profit housing developers.

For the greater part of FY 88/89, the Department was engaged in preparing the legal

documents necessary to acquire the 407 parcels which were identified as being tax reverted. Given the time it took for research, condemnation, title acquisition, and ultimately finding a purchaser, a period of real sales activity began in early FY 89/90.

The Special Vacant Lot program has evolved into one of the most successful redevelopment programs of its kind: returning vacant, derelict property to the tax rolls; providing adjacent owner occupants with side yards or parking; and presenting non-profit housing developers with an exceptional opportunity to develop affordable housing.

The program was also cited as exemplary of good local government asset management in a special report for Property Plus, a real estate advisory company in Newton, MA. The report, Local Government Real Estate Asset Management: The New England Experience, appeared in August 1989, and featured the Department's Special Vacant Lot Program in an indepth case study. Write ups of the program have also appeared in the November 27, 1989 and December 18, 1989 editions of the Providence Business News.

Of the 407 parcels determined to be program eligible, 200 have been sold, or under sales agreement at the time of this writing. Of this number, 79 lots were undersized (less than 3,200 square feet and unbuildable), and sold to adjacent owner occupants.

Of the remaining lots, 87 have been sold or are under sales agreement to non-profit housing developers, for a total gain of 144 affordable units throughout the City. In addition to non-profit developers: 11 lots have been sold or are under sales agreement to individual owner occupants for a gain of approximately 22 housing units; 14 have been

sold to the Providence Housing Authority for their scattered site housing plan; 5 have been sold for the purpose of establishing community gardens; 2 were sold to the Parks Department for the purpose of constructing a playground; 1 is under sales agreement to an organization planning to construct a day-care facility; and 1 is under sales agreement to an organization wising to construct a tutorial center.

## Housing Development Action Grants

The Federally sponsored Housing Development Action Grant program was used successfully in the past to help the City provide financial assistance to large housing developments. While the program is no longer offered by the U.S. Department of Housing and Urban Development, two major housing developments were completed in FY 88/89 and FY 89/90 with the assistance of from the HODAG program.

Providence is only one of 26 cities nationwide to have been awarded grant money from the HODAG program. Receiving two such grants is a reflection of the City's commitment to creating quality, affordable housing.

## Indian Village

The Indian Village Housing Development was a joint venture of the Women's Opportunity Realty Corporation, and the Rhode Island Indian Council. The development is a 36 unit, townhouse rental project located in Upper South Providence. The Department of Planning and Development contributed \$300,000 in low interest permanent financing to the project, and an additional \$900,000 in bridge

financing. With a commitment of \$1.2 million the Department was able to leverage a total development cost of \$3,297,340. Grant money from the HODAG program obtained by the Department for the Indian Village project totaled \$1,100,000.

### Renaissance Apartments

The Renaissance Apartments building is located in Providence's Federal Hill, and was dedicated in May of 1989. Of the total project cost of \$5,176,629 million, \$1,953,250 million in grant money was provided by the HODAG program.

### Other Housing Developments

In the last five years the necessity for affordable housing has become a priority on the national agenda. In Providence, several projects were undertaken and completed which substantially contributed to the City's low and moderate income housing stock.

### Omni Point

Developed by the Omni Development Corporation, Omni Point was a project that consisted of seventeen multi-unit pre-constructed modules, each housing one garden and two townhouse apartments. The entire development was situated on two adjacent sites, each approximately one acre in size located at the intersections of Point, Prairie, West Clifford and Lockwood Streets. Total project cost was estimated at \$4,600,000. The Department committed \$200,000 toward project financing, and provided a large parcel of land through the Providence Redevelopment Agency at substantially below market rates. In all, Omni Point created 51 units of affordable housing.

### Oxford Gardens

Toward the end of FY 88/89 the Peoples Redevelopment Corporation announced the completion of their Oxford Gardens housing development. The Department committed \$200,000 in grant and loan money from its FY 88/89 budget to this project. The Oxford Gardens development project created 50 units of affordable housing.

### Barbara Jordan II

Barbara Jordan II was a unique development project that consisted of relocating 3 family homes to a new development site for rehabilitation. Developed by the South Providence Revitalization Corporation, Barbara Jordan II created 75 units of housing in 35 buildings. The Department granted \$320,000 of its FY 88/89 budget to the project in order to pay for the moving cost of the three family homes.

Barbara Jordan II was the second in a series of two housing developments by the South Providence Revitalization Corporation. The first rehabilitated 180 units of affordable housing.

### University Heights Apartments

The renovation and retention of affordable apartments through a tenant buy-out of the University Heights Apartment Complex became a reality toward the end of FY 89/90. In June, 1990 the buy-out by the Association of Tenants of University Heights (ATUH) was given approval by RIHMFC. To help the Tenants in the initial stages of this project, the Department granted \$50,000 to the ATUH in

FY 88/89, in order to allow them to purchase consulting services. In FY 89/90, the Department committed \$1 million to the project's permanent financing package.

### Roger Williams Homes

The Roger Williams Tenants Association is attempting to create housing for middle and low income families at the site of the former Roger Williams Housing Complex in Lower South Providence. This ambitious development calls for the complete redevelopment of the largely abandoned public housing project located at Prairie, Thurbers, Pavilion and Ruby Streets. 339 newly constructed or renovated homes are proposed. In addition, the development proposal includes an extensive plan for community services and facilities.

In FY 88/89 the Department of Planning and Development provided a \$50,000 working capital grant to the Roger Williams homes project. In FY 89/90 the Department committed \$3.5 million in urban renewal bond proceeds that will be used to prepare the site for development. (see Section III, Redevelopment)

### YMCA Residence Tower SRO

The Greater Providence YMCA, with financial assistance from the City of Providence, Rhode Island Housing and Mortgage Finance Corporation, and the Federal Government, is currently rehabilitating 183 single room occupancy units located in the upper seven floors of its 9 story building on Broad Street. Construction costs are estimated at \$14,000 a unit for a total development cost of approximately \$2.9 million dollars. In FY88/89 the

Department loaned \$50,000 to the Greater Providence YMCA to fund pre-development costs. In FY 89/90 the Department provided up to \$174,000 in grant money to the YMCA SRO project for construction.

### Downtown Housing Initiatives

Recent studies prepared for the Department have indicated that in order for downtown revitalization efforts to truly be successful, more housing is needed in the downtown area. Additional units of housing will result in an increase of the kind of 24-hour activity presently unavailable in Downtown.

With current non-student housing availability at approximately 490 units, and a resident student population of approximately 2,000 people, at the present time there is insufficient critical mass to nurture the growth of support industries inherent to a thriving downtown community. However, the addition of the Conrad Building Condominiums, the current construction of Center Place, the proposed Remington Place apartment development, and the proposed \$30 million new Johnson & Wales campus will result in a potential increase of approximately 600 new units of combined student, non-student residences over the next five years.

In addition to proposed developments, the Department's efforts to establish new Zoning laws in the area of downtown's older buildings will make their conversion to residential use easier than it has been. Moreover, the Providence Foundation, created several years ago, provides a substantial financial resource which is targeted to downtown housing projects. Together, specialized zoning and the availability of project financing with subsidized money will provide long-term incentives to developers of downtown residential opportunity.

## V. PLANNING

Through its Planning Division, the Department prepares comprehensive and project plans for growth in the City by tracking and analyzing changes in demographics, finance and land use. In this way the Department develops an ever changing profile of the City. Combining this information with the policies of the Mayor, City Council and various boards and agencies, the Division then works to direct future growth and development.

The variety of plans prepared by the Department fall into one of two categories: action plans or long range plans. Action plans and are the basis for practical redevelopment, housing and economic development projects. Long range plans recommend changes that will be completed over a period of time, and in some instances serve as City policy. The City's Comprehensive Plan is an example. Other long range plans require extensive public and private cooperation; the Capital Center project is the result of such a plan developed in the 1960's.

The Department's Planning Division also provides technical aid to a number of City boards and agencies: the City Council, City Plan Commission, Zoning Board of Review and Historic District Commission all utilize the Division's professional planning staff for technical support on issues of land use. In addition, the Division maintains a comprehensive collection of land use and demographic data in its library, provides cartography services, and pursues grants on behalf of human service and public improvement organizations.

### Programs, Plans and Studies

In recent times a significant number of planning studies were funded by the Department of Planning and Development, and managed

by the Planning Division.

### The Providence Comprehensive Plan 2000

The Comprehensive Plan serves as the City's point of reference for all decisions of land use, especially when confronted with development requests which would alter the established use conformance of a parcel on any of the Assessor's Plats throughout the City. Therefore it is imperative that the City's Comprehensive Plan accurately incorporates current demographic, economic, and physical changes as they occur.

The City of Providence had not prepared an updated comprehensive development plan since the mid-sixties. Considerable changes in demographic and economic conditions, along with a State mandate to all Rhode Island communities, spurred the preparation of a preliminary plan in 1988 by the Department of Planning and Development. This preliminary draft served as the foundation for future planning efforts by the Department and its consultant, Camp Dresser & McKee, Inc., hired in March 1989 to aid the Department in completing the Plan.

The City Plan Commission is currently is overseeing the preparation of a final draft of the Comprehensive Plan 2000, with staff and technical support provided by the Department. The Plan addresses citywide changes which have occurred over the past decade, and outlines strategies and implementation tools for addressing those changes. The total contract with CDM amounts to \$72,627.50, and the Plan was completed by the consultant in July, 1990.

In preparing the Plan, the City Plan Commis-

sion, the Department and their consultants collected a tremendous amount of historical as well as current land use, demographic and economic data from a variety of resources, analyzed the material, and prepared preliminary drafts. Public input was then solicited through a series of neighborhood meetings in August and October, 1989.

In FY 90/91, the City Plan Commission will hold an additional public hearing on the Comprehensive Plan 2000, and will then forward the draft to the City Council's Committee on ordinances for review, and additional public comment. After which, the plan will be finalized and adopted.

### Providence Zoning Ordinance

The City's Zoning ordinance is the primary enforcement tool of the Comprehensive Plan. While the Plan defines land use by advocacy, the Zoning Ordinance provides the legal framework by which the Plan is carried out. The City of Providence has been executing and enforcing zoning regulations which originally date back to the 1920's. While the Ordinance was updated once in the 1950's, the tremendous changes which have occurred in the City of Providence over the past ten years have rendered the Ordinance obsolete. Therefore, the Ordinance no longer addresses current issues, or adequately protects the health, safety and welfare of Providence residents.

The responsibility of researching and re-writing the City's Zoning ordinance has rested with the Judge Thomas J. Paolino Zoning Code Study Commission, chaired by Councilman Thomas Glavin. The project, initiated in 1984, was divided into three phases: research; study of special issues; and re-write,

mark-up and final draft. Phase one was completed in 1984. Phase Two was completed in 1989, and Phase Three will be completed this calendar year. Expenditures for all three phases of the Zoning Ordinance Update amount to \$104,000.

The final draft of the updated city zoning ordinance is scheduled to be adopted in 1990. In preparation of the new ordinance the Department has worked closely with the Judge Thomas J. Paolino Zoning Code Study Commission, and the Departments of Buildings and Inspections and Code Enforcement. The revised ordinance will include additional zoning districts, which will better address the needs of the City, and will be presented in a new format, making the ordinance easier to read and understand.

### College Hill Growth Management Plan

The 1989 College Hill Plan represents an update of the original report, prepared in 1959. The earlier report gained national recognition as one of the first and most progressive studies in the area of historic preservation. The 1989 Plan was prepared by the firm Childs Bertman Tseckares & Casendino, Inc. of Boston, was started in December of 1987 and completed in February of 1989.

A State Certified Local Government (CLG) grant was allocated to this project, and administered through the Department of Planning and Development. The Providence Preservation Society oversaw the preparation of the Plan, and maintained regular communications with the consultant.

The total cost of the project was \$43,575. The

City invested \$8,825 and received \$25,000 from the state Historical Preservation Commission. The Preservation Society also contributed \$9,750 toward the study.

The College Hill Growth Management Plan identifies the primary problems which currently exist in the area, including illegal parking, the infringement of commercial uses on residential areas, drugs and crime. The study also stresses the importance of preserving the national attributes and amenities unique to the study area and presents strategies for special area designation which include gateway delineation, landscaping, and growth management through strict adherence to and enforcement of zoning restrictions.

### Industrial Waterfront Land Use Study

At its southeastern edge, The City of Providence is bounded by an industrial waterfront that is unique in its character and in its economic potential. Located in this area is the municipal port, petroleum and chemical storage facilities, and power generation plants. The sum total of this small area's energy resources fuel the entire State of Rhode Island, as well as the regions of southeastern Massachusetts and northeastern Connecticut.

In June 1988, The Department of Planning and Development contracted with Vanasse Hangen Brustlin, Inc., of Boston to develop a comprehensive land use study of the area, and to determine the most suitable use of the parcels including and surrounding the Port. The study area is defined by the hurricane barrier to the north, I-95 to the east, and the Providence/Cranston city line to the south. The final document includes land use, market and fis-

cal analyses of the study area, along with a special proposal for developing a water-related light industrial park, adjacent to the Providence/Cranston city line. The study was prepared at a total cost of \$88,100.

### Downtown Lighting Study

The increase in development throughout the downtown area has precipitated the need to develop a uniform lighting system which will both ensure public safety, and at the same time be compatible with the area's historic architecture. In an effort to achieve this, the Department contracted with the firm Louis Berger and Associates, Inc., to prepare a Downtown Lighting Study. The study, which cost \$28,600, recommended that the City increase both the overall quantity and quality of light in the downtown through the installation of new sodium vapor illumination elements, wattage upgrades, and additional pole fixtures. In addition, the report recommended changes to existing fixtures which can reduce overall lighting maintenance and operations costs. As a prelude to full implementation of the suggestions outlined in plan, the Department designed Westminster Street according to the criteria established in the lighting study, and the City hopes to repeat this design throughout the downtown area.

The final copy of the study was delivered in February 1989, and provided thought provoking analysis of the present lighting conditions that exist throughout the entire city. The Department of Planning and Development will use this analysis to study the status and effects of lighting upgrades city-wide, in order to prepare a comprehensive lighting plan for all of Providence. This plan will include the identification of new lighting locations, styles of lights and lighting hardware, and alternative

means of maintenance and operations.

## Vendor and Peddler Regulatory Study

The City of Providence currently controls street vendors and peddlers through the issuance of annual licenses, on the authority of the Board of Licenses. Unfortunately the Board has no authority to control the location or operating hours of the vendors. Nor does it have authority to regulate the design of their push carts.

As the Central Business District has become more populated with vendors, the City realizes a need to regulate their number and location. To this effect, The Department of Planning and Development investigated how street vendors might be controlled, including how other communities deal with their vendors. Boston's Downtown Crossing Plan was the primary source of information, and contributed a great deal to the preliminary materials prepared by the Department.

The prepared documents establish criteria on how to control the number, design and location of street vendors and peddlers in Downtown Providence. A permitting application and accompanying regulatory process was designed, together with specific application requirements, fees and cart design specifications. In order to empower the City to enforce the new guidelines, specific State legislation is required. Currently, this legislation has been drafted and is awaiting review and approval.

## Gano and Pitman Street Traffic Circulation Study

Providence contains a multitude of small streets

whose capacity to handle traffic falls far short of the number of automobiles which travel along them. In particular, the Gano/Pitman Street area on the East Side of the City is heavily traveled by both neighborhood and through-traffic. In addition, the area has experienced a large amount of new construction and rehabilitation, increasing the total demand on the road network.

In 1988, the Department of Planning and Development hired the firm of Crossman Engineering, Inc. to prepare a traffic study in the Gano/Pitman Street area. The Study was completed in February 1989 at a cost of \$16,540. It includes an inventory of existing street conditions, traffic flow and accident data, and capacity restraints of key intersections.

Key recommendations discuss coordination with the State Department of Transportation regarding traffic signals; the extension of Wayland Avenue for one-way eastbound traffic to relieve the heavy right turn from Gano to Pitman Street, as well as provide primary access to the proposed River Place; the widening of Gano Street (between East George and Pitman Streets) and of Pitman Street (between Wayland and Gano Streets).

## Housing Study

The shortage of affordable housing and the proliferation of substandard housing became a major national issue in the late 1980's. In order to develop a clear methodology to redress these deficiencies in Providence, the City, under the auspices of the Department of Planning and Development, commissioned David Winsor Associates in FY 89/90 to create a housing study. The Study inventoried existing housing stock in all Providence neighbor-

hoods, and analyzed current housing market trends with available demographic data in order to show, on a neighborhood by neighborhood basis, the extent to which housing costs had risen over the past decade. Completed in June 1990, the Study examined:

1. Residential real estate activity levels and prices
2. Market rate rents
3. New residential construction activity
4. Public assisted housing units
5. Net gain or loss of housing units
6. Vacancy rate of rental units
7. Housing data base sources
8. Housing market correction of 1986-1988
9. Unmet housing needs
10. Housing market demand
11. Rehabilitation needs and cost index
12. Demographic trends analysis

### Providence Neighborhood Business District Program

Neighborhood business districts are vital to the economic stability of each of Providence's twenty five neighborhoods. In FY 89/90 the department created a program to enhance this vitality, and ensure its long term effectiveness.

The Providence Neighborhood Business District program is based upon the philosophy of coordinated action through a public/private partnership between City Officials and local businesspeople. To do this a Local Business District Advisory Committee (LBDAC) will be formed within each local district. The committees will be comprised of business people, property owners and area residents, who will work with the City to develop area business plans geared to maximize a neighborhood's micro-economy. Once area plans are estab-

lished, the City will then fund targeted improvements in each district.

### Mount Pleasant Business District

In the 14th year budget of the CDBG program, funds were identified to improve this growing commercial district. In FY 88/89 the Department decided to expedite the redevelopment process by preparing its own revitalization plan for the Chalkstone/Academy Avenue area. In the Spring of 1990, the plan was completed.

It is the first such plan to result from the above mentioned Providence Neighborhood Business District Program, and will serve as a model for future revitalization efforts in other neighborhoods. In phase I of III phases, one hundred sixty two trees were planted along Chalkstone and Academy Avenues. In addition, Narragansett Electric Company is currently completing wire consolidation within the project area, and the City will install specialty gateway signage.

Funds for future improvements, scheduled under phase III, will be identified through a special allocation from the CDBG Program. Phase III construction will include the redesign of the main intersection at Chalkstone and Academy Avenues, a landscaped sitting area along Chalkstone Avenue, sidewalk repairs and improved street signage.

Phase II will be limited to the creation of a businessperson's committee which will oversee both the major redevelopment of the subsequent phase, and any additional elements the Plan may attempt to incorporate into the business district.

## Federal Hill East Redevelopment Plan (Amendment #5)

The Plan for this neighborhood project was completed and approved in FY 89/90. After careful examination of study results, it was determined that the area's economic stability depends upon the improvement of its residential base through the rehabilitation of existing housing stock, and the development of new housing units.

Specific solutions in the proposed plan for action include:

acquisition of dilapidated structures, demolition, rezoning, infrastructure improvements, rehabilitation of existing housing units and construction of two-family dwellings for owner occupancy. Implementation of the Plan is pending budgetary approval.

The Federal Street/DePasquale Avenue neighborhood has been identified as an area that is in need of revitalization. The Department of Planning and Development began working on a plan to improve the area in late FY 88/89. Initial survey work was undertaken in early FY 89/90. A three phase plan of action consisting of acquisition, demolition and rehabilitation is anticipated to begin in FY 90/91. City Council approval of the plan, which constitutes an amendment to the Federal Hill East Project (c.1978), was obtained in 1990.

## Parks, Recreation and Open Space Plan

The Department, under the auspices of the City Plan Commission has this fiscal year initiated the process to create a Parks, Recreation and Open Space Plan. In order for the

City to continue to be eligible to receive State and federal funding, the City must submit an approved plan to the RI Department of Environmental Management by December, 1990.

The Plan will include a long-range assessment of trends, resources, and priorities. To assist in the successful completion of this process, an advisory committee has been formed to ensure that various viewpoints and interests are represented.

After completing a comprehensive inventory of all City-owned and operated recreation facilities, the inventory will be measured against the most current population trends.

The goals and objectives outlined once the plan is completed will then be a blueprint for developing, maintaining, and programming for recreational facilities. As the process gets underway, public hearings will be held and the Plan will be submitted to the City Council for approval.

## Upper South Providence Trinity Gateway Redevelopment Plan

Although both of the abovenamed areas were designated as redevelopment districts in 1983, each still has a fund balance in Fiscal Year 1990-1991. For the purposes of this Plan, both project districts are being considered as one because of their proximity and similar demographic and economic base. Issues such as institutional expansion, roadway improvements, vacant lots, absentee landlords, and public services and facilities transcend the project area boundaries, and the Department is interested in coordinating the redevelopment of both areas in similar ways.

To this end, the Upper South Providence / Trinity Gateway Redevelopment Plan in currently being prepared: data has been assembled and analyzed, and recommendations and implementation strategies are being developed, based both on existing conditions and future projections for the area.

Anticipated improvements include acquisition of land for sale to owner occupants, roadway and intersection improvements, and street tree and shrubbery planting around large parking areas.

## VI. COMMUNITY DEVELOPMENT

The Community Development Block Grant program provides the City with an annual grant allocation which is used, in part, to fund vital human services throughout the City. Funds received through the CDBG program have grown increasingly scarce over time, while demands for assistance have increased dramatically. While Federal regulations require 60% of the total CDBG program resources available to the City be allocated to projects that benefit low and moderate income families, Providence's program continues to consistently exceed the national low and moderate income standard.

Through its Administration Division, the Department monitors the various agencies that receive CDBG subgrants to implement their programs. Since the program began, the City of Providence has received in excess of \$120 million. While the City's FY 89/90 allocation was just over \$5.5 million, this figure represents a decrease in the total allocation of almost 50% from the high of \$9.5 million in 1983.

In particular response to the needs of a growing segment of Providence residents, the Department of Planning and Development has maintained through the past two fiscal years its \$1,480,000 million allocation to PROCAP, in spite of Federal funding cutbacks.

### Community Center Programs

Approximately 26% of all CDBG funds are allocated for social services to support vital, core human service programs in the City of Providence. Of this figure, approximately \$1 million supports each of the twelve community centers scattered throughout the City.

This network of centers provides services to

residents in a local, neighborhood based settings. In general, neighborhood centers use these funds to offer intake/outreach programs, and provide senior and youth programs.

### Single Purpose Programs

In addition to services provided through community centers, the CDBG funds 15 single purpose programs at level of \$389,410. These programs also provide services to the neighborhood residents but are often located outside the network of community centers. In the 14th year, funds were made available for elderly day care , an inner city youth arts program, drug awareness program and alcohol detoxification services. Funds provided through CDBG for human service are administered through a management contract with the Providence Community Action Program.

In FY 88/89, the program's 14th year, the Department administered approximately \$5.5 million in funds from the Community Development Block Grant program. The following activities were supported in the amounts shown below:

Activity	Amount	%
Public Services	\$1,480,000	27%
Housing	1,045,000	19%
Community & Public Facilities	985,000	18%
Economic Development	800,000	15%
Contingency Reserve	43,400	.075%
General Admin.	1,087,600	20%

For FY89/90, the 15th program year, the Department received an increase of 4.5% for a total of \$5,658,000. Funds were distributed as follows, showing proportional increases in Public Services and housing.

Activity	Amount	Percentage
Housing	\$1,750,400	30.9%
Public Services	1,480,000	26.1%
Economic Development	770,000	13.6%
Community & Public Facilities	502,000	8.9%
Parks & Open Spaces	24,000	.4%
General Admin.	1,131,600	20.0%

## VII. BOARDS AND AGENCIES

The Department of Planning and Development services seven municipal boards and agencies. Some of the responsibilities undertaken by these boards and agencies are the initiation of redevelopment projects; the purchase and development of real property for municipal and public use; the provision of capital for business start-up and retention; the development of public parking structures; the development of land use regulations; and the preservation of historic properties.

### The Providence Redevelopment Agency

#### Members

*Edmund M. Mauro, Jr., Chairman*  
*Joseph R. Esposito, Jr., Vice Chairman*  
*Leslie A. Gardner*  
*Albert E. Carrington*  
*Stephen R. Lewinstein*  
*David G. Dillon, Councilmanic Member*  
*John H. Rollins, Councilmanic Member*  
*Joseph R. Paolino, Jr., Ex-Officio Member*  
*(Mayor)*  
*Thomas V. Moses, Esq., Executive Director*  
*John F. Palmieri, Secretary*  
*Raymond Mannarelli, Esq., Legal Council*  
*Mary J. Dessaint, Recording Secretary*

The Providence Redevelopment Agency (PRA) was created as an independent agency in 1947 in order to redress the prevailing conditions of slum and blight in the City of Providence. The Agency's By-Laws were first adopted on August 8, 1950. Since then they have been amended eighteen times, most recently in January 12, 1987.

The statement of purpose governing redevelopment agencies that appears in the Rhode Island Development Act of 1956 faithfully

upholds the tenants of the Providence Redevelopment Agency. These are, "to work toward the elimination and prevention of substandard areas and their replacement through redevelopment by well planned, integrated, stable, safe and healthful neighborhoods."

The availability of large amounts of federal aid for renewal in the 1950's and 1960's helped the PRA transform the City of Providence. Examples of this period of easy funding and fast-paced redevelopment are the South Main Street Revitalization project, the transformation of Lippitt Hill into University Heights, the construction of Weybosset Hill, and the development of the industrial parks at Huntington and West River. In 1967 the Department of Planning and Urban Development, one of the precursors of today's Department of Planning and Development, was created in part, to provide staff support to the PRA.

Federal matching grant programs for redevelopment ended in 1974 with the creation of the Community Development Block Grant Program. With more restrictive guidelines governing fund dispersal, the CDBG program funds were administered through a separate agency, forcing the PRA to adopt its present practice of bond financing.

Today's PRA is a dynamic organization. Its five member board works in consort with members of the City Council, the Mayor, and the Department of Planning and Development in planning and carrying out substantial development projects throughout the City of Providence.

## Providence Public Building Authority

### Members

*John C. Rao, Jr., Chairman*  
*Joseph DiBattista, Vice Chairman*  
*Donna O'Connor, Secretary*  
*George Hoey*  
*Lloyd Granoff*

### Staff Membership

*Thomas V. Moses, Esq., Executive Director*  
*Paul Harden, Deputy Executive Director*

The Providence Public Building Authority's (PBA) purpose is to provide municipal facilities for public use. The PBA can either construct new buildings or renovate existing structures. It then in turn will lease these facilities to the City. The various projects are generally financed through the issuance of revenue bonds that are secured by the leases with the City. The PBA may only develop projects upon a request from the Mayor and with the approval of the City Council.

In December, 1988 the PBA acquired three buildings for use by the Providence School Department. The former Citizen's Bank Operations Building at 797 Westminster was converted into the Central Administration Building for the School Department. The former School Administration Building at 480 Charles Street was renovated for use as a Middle School, and the former Veazie Street School was renovated to function as a central supplies warehouse. The total cost for these projects was approximately \$16 million dollars.

In FY 89/90 the PBA also provided financing for the Carousel and Round House at Roger

Williams Park. This project was started in the Fall of 1989 and completed in May, 1990.

## The Providence Economic Development Corporation

### Members

*Frank R. Benell, Jr., Chairman*  
*Kenneth R. Dulgarian*  
*Thomas Hudson, Vice Chairman*  
*Thomas Ciccone*  
*Caroline Berarducci, Treasurer*  
*Carl D. Marcello*  
*Dr. Edward Iannuccilli*  
*William G. Floriani*  
*Susan Rodrigues*

### Executive Director

*Thomas V. Moses, Esq.*

### Secretary

*Joseph A. Abbate*

The Providence Economic Development Corporation was created on July 26, 1989 by the merger of the Providence Industrial Development Corporation (PIDC), and the Providence Local Development Corporation (PLDC). The PEDC provides financial and technical assistance to established business interested in relocation to or within Providence.

## Providence Off-Street Public Parking Corporation

### Members

*Marvin S. Holland, Chairman*  
*Charles P. O'Donnell, Vice Chairman*

*George W. Tennian, Director*  
*John J. O'Brien, Director*  
*Linda Cerce, Director*

*George Calcagni*  
*James H. Leach*  
*Thomas E. Deller, Executive Secretary*

Staff Membership  
Thomas V. Moses, Esq., Secretary  
Joseph A. Abbate, Acting Treasurer  
Norman G. Orodener, Esq., Legal Counsel

The City Plan Commission was established by Section 45-22-1 of Rhode Island State Law. The Commission operates under the rules and regulations of the Home Rule Charter, which was established in 1980, but Sections 45-22-6 and 45-22-7 which govern the formulation and adoption of a comprehensive plan and the duties of a planning board or commission shall apply to all cities and towns.

The purpose of the Providence Off-Street Public Parking Corporation is to aid in the development of off street parking in the downtown area. POSPP can provide tax exempt financing for structured or surface parking in the downtown.

The City Plan Commission consists of seven members, who as a commission are charged with the following:

In 1987, POSPP commissioned Wilbur Smith and Associates to study the future growth and demands of downtown parking. In summary, this study concludes that by the year 2000 there will be a major shortage of downtown parking especially in the financial district. It should be noted that this study did not take into account recent downtown development such as the Convention Center or the Capital Center Projects.

- (1) to prepare a Comprehensive Plan for the City of Providence;
- (2) to submit advisory opinions and recommendations on all zoning amendments referred to it under the provisions of the City Zoning Ordinance and shall report on any other matter referred to it by the City Council or by the Mayor
- (3) to perform such other duties as may be assigned to the Commission from time to time by any State law or by any ordinance or resolution of the City Council or by the Mayor; and
- (4) to review and approve for submission to City Council the Capital Improvement Plan prepared by the Department of Planning and Urban Development.

Currently, POSPP is in the process of evaluating downtown sites where it would be feasible to build and operate a garage. The POSPP is also considering several proposals for financing from private developers.

### City Plan Commission

#### Members

*Jane B. Sherman, Chairwoman*  
*Sammy Vaughan, Secretary*  
*John J. McCauley*  
*Councilman Nicholas W. Easton, designee of City Council*  
*Allan M. Petteruto, designee of Mayor Joseph Paolino*

### The Providence Historic District Commission

#### Members

*Antoinette F. Downing, Chairwoman*  
*(resigned as Chairwoman 3/26/90)*  
*Karen L. Jessup, Chairwoman*

*(appointed Chairwoman 3/26/90)*  
*Tina C. Regan, Vice Chairman*  
*B. Clarkson Schoettle*  
*Cornelis J. deBoer, AIA*  
*Rita Williams*  
*Anna Esposito*  
*Morris Nathanson*  
*Stephen A. Gordon, Esq.*

*Member Elected by City Council*  
*Councilman Andrew J. Annaldo*

*Representative Appointed by Speaker of the House*  
*Representative Ray Rickman*

*Staff:*  
*Mary Packard Turkel, Executive Secretary*  
*Thomas E. Deller, AICP, Planning*  
*Joseph A. Bevalacqua, Jr. Esq., Counsel*

As stated in Section I of the State Historic District Area Zoning Legislation, the purpose of the Historic Preservation Ordinance is to 1) safeguard the heritage of cities and towns by preserving districts which reflect elements of their cultural, social, economic, political, and architectural history; 2) stabilize and improve property values; 3) foster civic beauty; 4) strengthen the local economy; and 5) promote the use of historic districts for the education, pleasure and welfare of the citizenry. The Providence Historic District Commission was established by the City Council in 1960, acting under the authority of Section 1, Chapter 45 - 24, 1 - 10 of the State enabling legislation.

In FY 89/90 the PHDC met for twelve regular meetings, and six special meetings. The Commission reviewed 69 projects, approving 66 of them. In addition, the Executive Secretary approved 25 minor projects in-house, and made 149 individual site visits and gen-

eral weekly windshield inspections of the Armory, Broadway, College and Stimson Avenue Historic Districts. In FY 89/90, the Providence Historic District Commission worked on the following special projects:

1. *Passage of the Armory Historic District*
2. *Proposed expansion of the College Hill Historic District*
3. *Proposed Historic Districts for North and South Elmwood*
4. *Historic District Zoning Ordinance update and rewrite*
5. *Written rules of procedures and standards & guidelines for reviews of projects*
6. *RI Alliance of Historic District Commissions annual preservation conference*
7. *Submittal of two pieces of legislation to RI General Assembly effecting Historic District Zoning*
8. *Review of national register nominations for Doyle Avenue and Our Lady of Lourdes Church*
9. *Application and receipt of two CLG Grants for preservation projects.*

## Judge Thomas J. Paolino Zoning Code Study Commission

*Members*  
*Thomas M. Glavin, Chairman*  
*Stephen Daniels*  
*Stephen R. Lewinstein*  
*Russell C. Gower*  
*Andrew Teitz*  
*Sen. Sean Coffey*  
*James M. Sloan, III*  
*Melvin L. Zurier*  
*Anthony Affigne*  
*Mrs. Antoinette Downing*  
*Councilman John Rollins*  
*Mrs. Jane Sherman*

*Robert P. Freeman*  
*Mrs. Leslie A. Gardner*  
*Wendy Nicholas*  
*Allison Holm*  
*Barbara Feibelman*  
*Robert Freeman*  
*Patricia Hurst*  
*Carl Marcello*  
*Vincent DiMase*  
*Samuel Shamoon*  
*Merlin DeConti*  
*Richard F. Staples*  
*Thomas V. Moses, Esq., Executive Director*

The Zoning Review Committee was established as an ad-hoc committee by Executive Order in 1984 to study the problems of zoning in the City. At the time of its formation, Judge Thomas J. Paolino was the Chairman of the Committee. The Committee is now rewriting much of the existing Zoning Ordinance.

The project, initiated in 1984, was divided into three phases: research; study of special issues; and re-write, mark-up and final draft. Phase one was completed in 1984. Phase Two was completed in 1989, and Phase Three will be completed this calendar year. Expenditures for all three phases of the Zoning Ordinance Up-date amount to \$104,000.

The final draft of the updated city zoning ordinance is scheduled to be adopted in 1990. In preparation of the new ordinance the Zoning Commission has worked closely with the Department of Planning and Development, and the Departments of Buildings and Inspections and Code Enforcement. The revised ordinance will include additional zoning districts, which will better address the needs of the City, and will be presented in a new format, making the ordinance easier to read and understand.

**VIII. APPENDICIES**

**CITY OF PROVIDENCE  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
ORGANIZATIONAL CHART**

**MAYOR  
JOSEPH R. PAOLINO, JR.**

**DIRECTOR  
THOMAS V. MOSES, ESQ.**

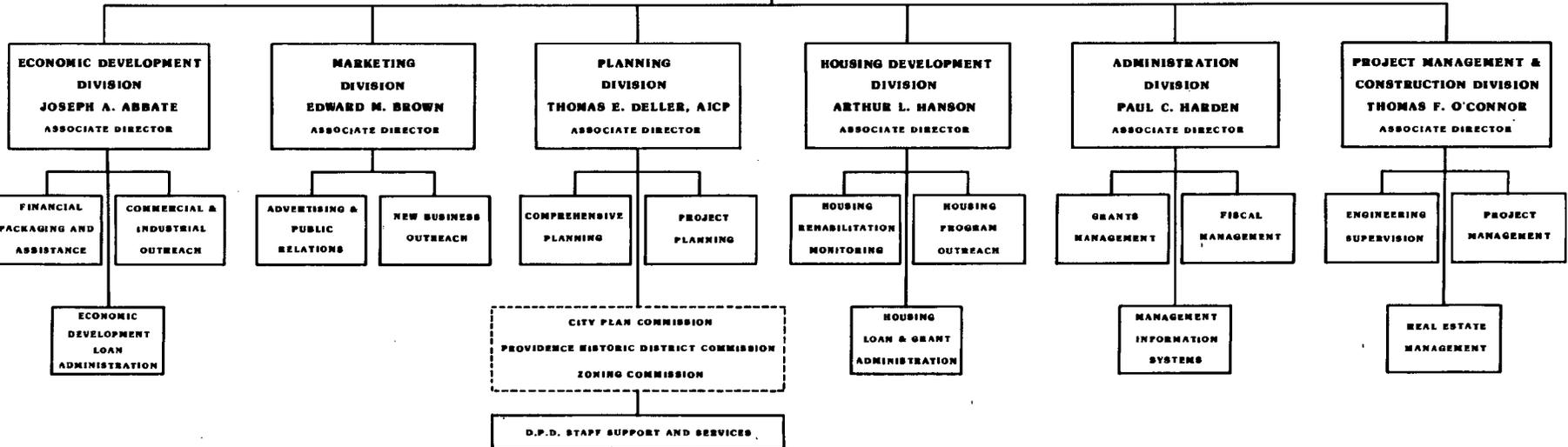
**DEPUTY DIRECTOR  
JOHN F. PALMIERI**

**BOARDS AND COMMISSIONS**

**EXECUTIVE DIRECTOR  
THOMAS V. MOSES, ESQ.**

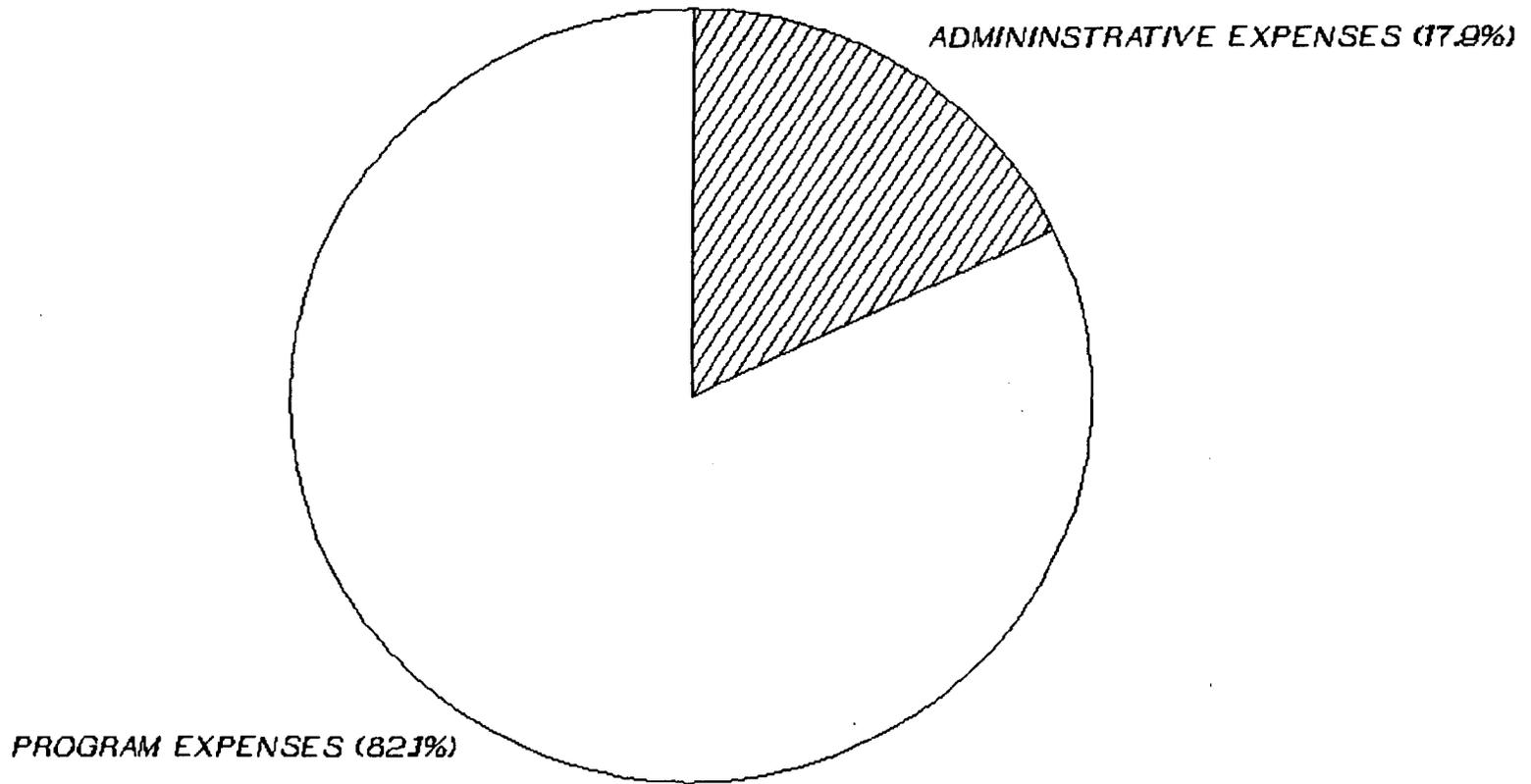
PROVIDENCE REDEVELOPMENT AGENCY  
PROVIDENCE ECONOMIC DEVELOPMENT CORP.  
PROVIDENCE PUBLIC BUILDING AUTHORITY  
PROVIDENCE OFF STREET PUBLIC PARKING CORP.

**D.P.D. STAFF SUPPORT AND SERVICES**



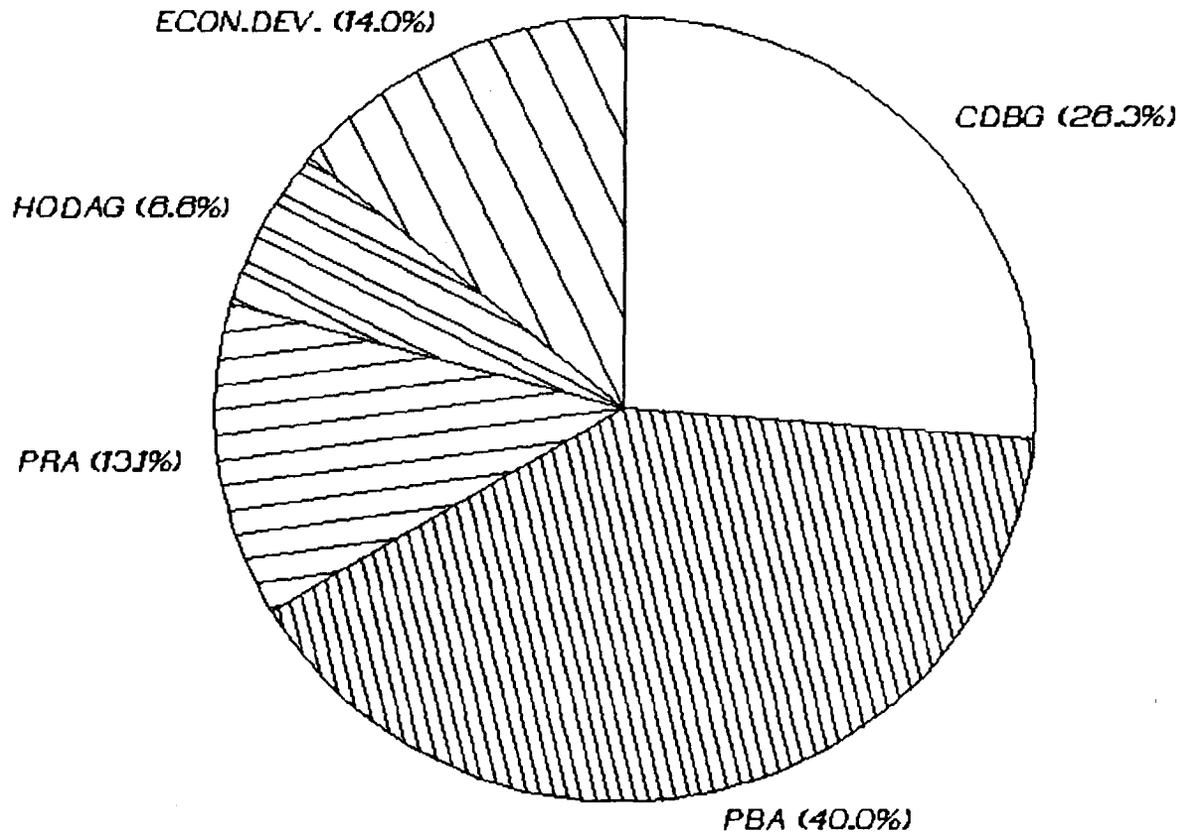
**TOTAL EXPENSES**

**FISCAL YEAR 1989 - 90**



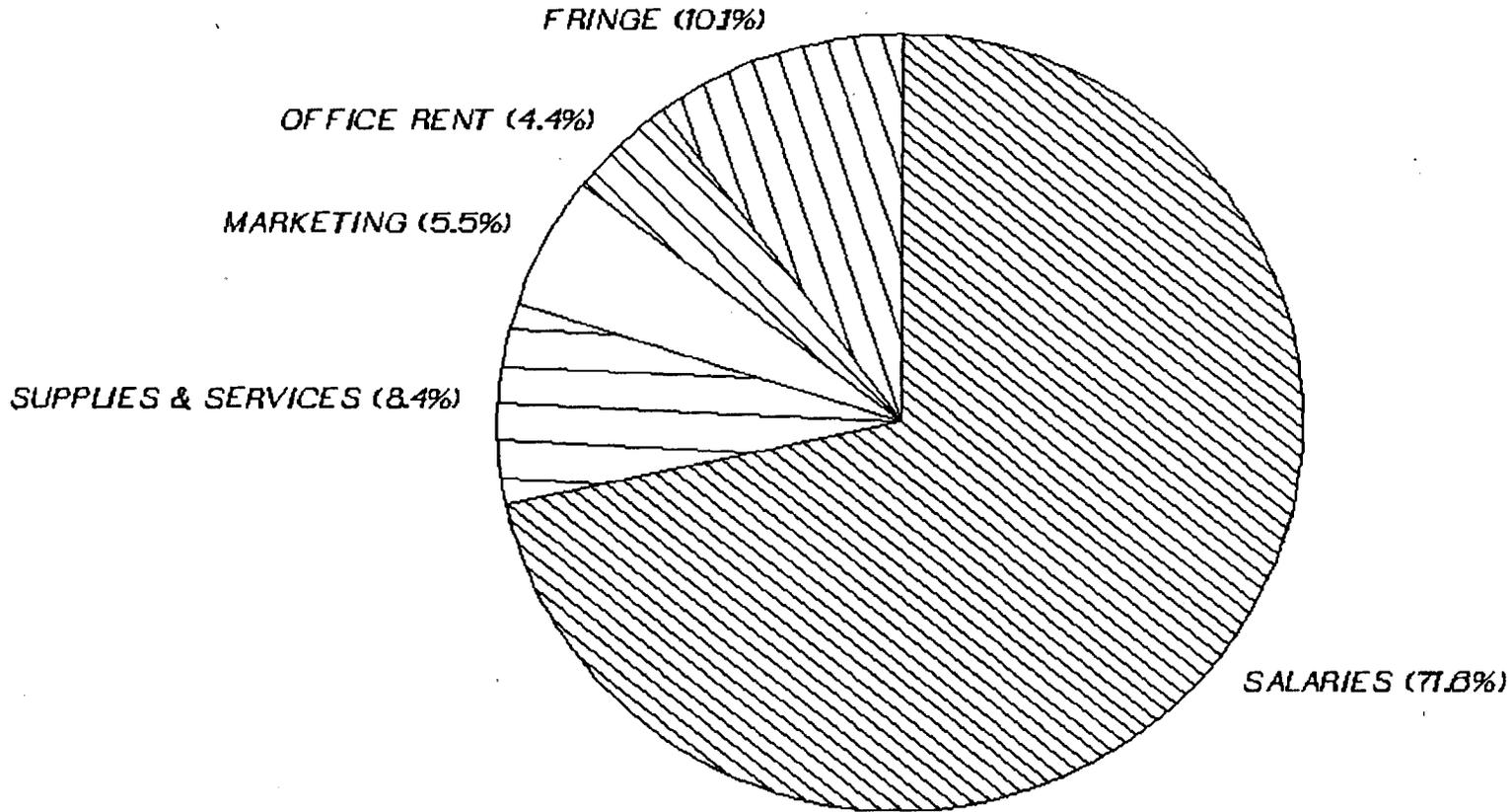
# PROGRAM EXPENSES

FISCAL YEAR 1989 - 90



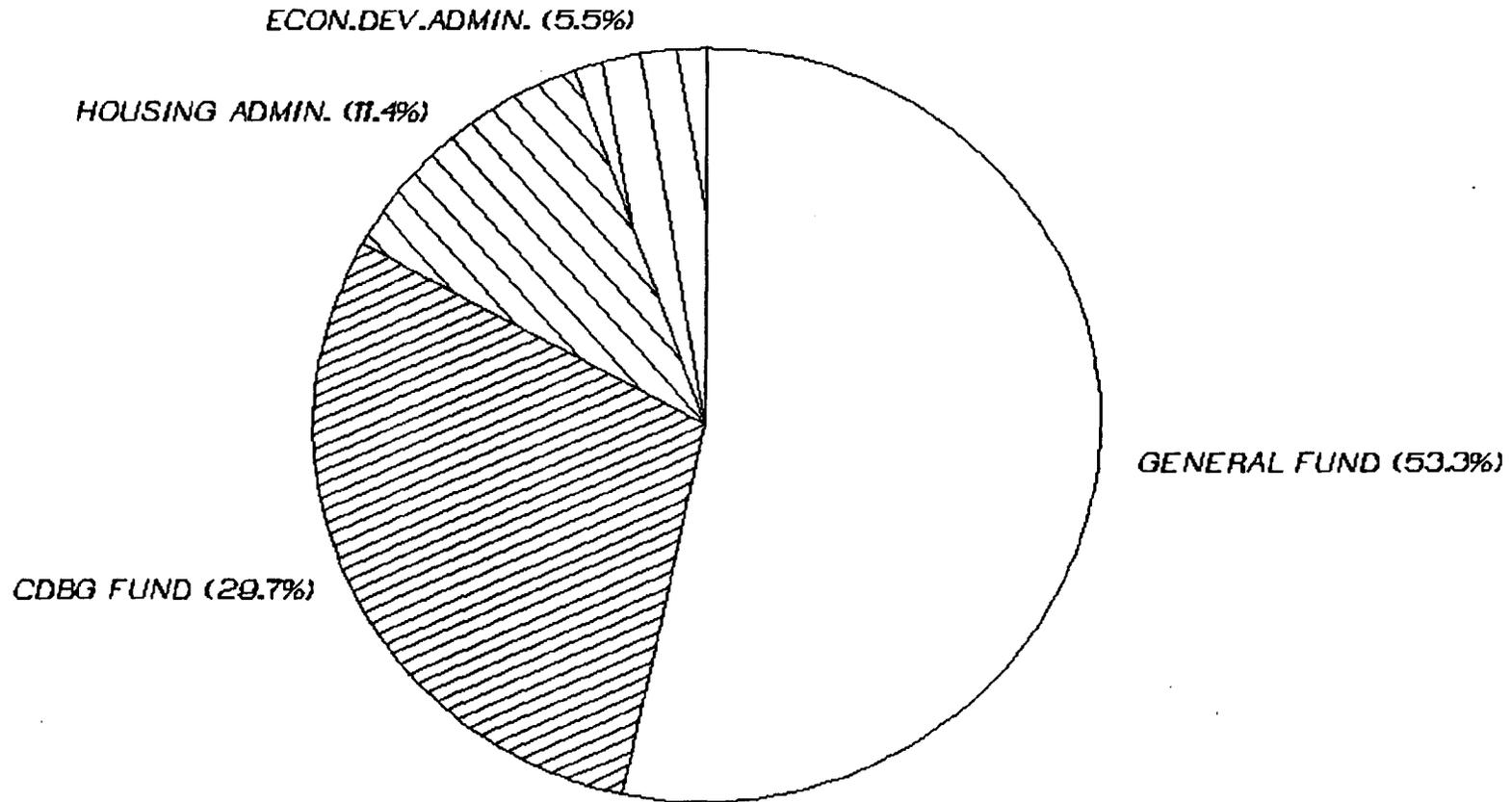
# ADMINISTRATIVE EXPENSES

FISCAL YEAR 1989 - 90



# SOURCES OF ADMINISTRATIVE FUNDS

FISCAL YEAR 1989 - 90



**PROVIDENCE INDUSTRIAL DEVELOPMENT CORPORATION**  
**LOANS CLOSED UNDER THE DEPARTMENT OF PLANNING & DEVELOPMENT**  
**FEBRUARY 1986 - JUNE 1990**

LOAN RECIPIENT	JOB CREATED	JOB RETAINED	AMOUNT	YEAR	NEIGHBORHOOD
A & S TOOL ASSOCIATES	1	1	\$27,000	2/86	RESERVOIR 236
PROVIDENCE STEEL, INC.	15	35	\$50,000	4/86	WASHINGTON PARK
JUTRAS WOODWORKING, INC.	10	65	\$85,000	6/86	VALLEY
INTERNATIONAL ETCHING, INC.	7	7	\$83,000	10/86	OLNEYVILLE
INTERNATIONAL ETCHING, INC.	8	8	\$40,000	10/86	WEST END
EQUITY SYSTEMS PLUS	-	-	\$88,500	11/86	WEST END
NOVA INDUSTRIES, INC.	5	17	\$95,000	11/86	WAYLAND
F & M PLATING, INC.	6	7	\$73,950	4/97	OLNEYVILLE
GESSNER INDUSTRIES, INC.	2	2	\$30,000	6/87	UPPER SO. PROVIDENCE
E.P. INDUSTRIES, INC.	8	34	\$32,000	7/87	WASHINGTON PARK
BRASSWORKS, LTD.	0	18	\$75,000	11/87	UPPER SO. PROVIDENCE
CUSTOM MOLDED PRODUCTS	4	7	\$30,000	2/88	CHARLES
HOPE BREWING CORPORATION	4	4	\$25,000	4/88	VALLEY
AAI, INC.	4	13	\$140,000	11/88	ELMWOOD
FLAIR INDUSTRIES	30	450	\$125,000	8/89	FEDERAL HILL
DON LIN COMPANY	15	70	\$100,000	8/89	VALLEY
RENZI	15	115	\$125,000	8/89	UPPER SO. PROVIDENCE
KRAEMER FINDINGS	25	25	\$400,000	8/89	CHARLES
DAYLOR CREATIONS	5	24	\$50,181	10/89	WEST END
ALLENS MANUFACTURING	32	110	\$125,000	10/89	CHARLES
JAC MAR REALTY	5	85	\$125,000	11/89	WASHINGTON PARK
LIBERTY METALS	15	22	\$125,000	11/89	VALLEY
H.CARR	25	100	\$125,000	12/89	WEST END
VERDUCCI CREATIONS	0	200	\$125,000	3/90	CHARLES
	0	35	\$125,000	4/90	CHARLES

N.B. All loans after 11/88 were administered through the PEDC

**PROVIDENCE LOCAL DEVELOPMENT CORPORATION**  
**LOAN COMMITMENTS UNDER DEPARTMENT OF PLANNING & DEVELOPMENT**  
**1986 - 1988**

LOAN RECIPIENT	JOB CREATED	JOB RETAINED	AMOUNT	YEAR	NEIGHBORHOOD
RAY'S FLORIST	-	-	\$30,000	86	SILVER LAKE
PLAYERS CORNER PUB	-	-	\$30,000	86	DOWNTOWN
STERLING CLEANSERS	-	-	\$30,000	86	WEST END
GOV DYER CO-OP MKT	-	-	\$30,000	86	VALLEY
RKNG REALTY	-	-	\$30,000	86	DOWNTOWN
RANDALL WALLCOVERING	-	-	\$75,000	86	MT. HOPE
PROV. AUTO. ENG. CO	-	-	\$30,000	86	ELMWOOD
HOPE BREWERY	-	-	\$125,000	86	ELMWOOD
TIFFANY REALTY	-	-	\$15,000	86	FEDERAL HILL
COOKIE PLACE	-	-	\$10,000	87	DOWNTOWN
MILL 34 ASSOCIATES	-	-	\$69,400	87	WANSKUCK
LIME ROCK CO	-	2	\$75,000	87	WANSKUCK
RAVE REVIEW	-	-	\$11,000	87	FOX POINT
LASALLE BAKERY	-	-	\$75,000	87	ELMHURST
ROSKAP ASSOCIATES	1	8	\$75,000	87	WASHINGTON PARK
RI FEDERATION OF TEACHERS	-	-	\$70,000	87	SMITH HILL
ELMWOOD DINER	1	3	\$30,000	87	ELMWOOD
NATURE'S WAY	-	30	\$75,000	87	MANTON
JKL ENGINEERING	5	14	\$75,000	87	FEDERAL HILL
WARWICK POULTRY	4	6	\$75,000	87	MT. HOPE
BRITE NU CLEANERS	-	1	\$30,000	87	UPPER SO. PROV.
FELICITY ASSOC.	30	40	\$75,000	87	VALLEY
SEGCEL, DR. NORMAN	1	2	\$60,000	87	FOX POINT
THE BAGEL COMPANY	7	-	\$75,000	87	MT. HOPE
FIVE STAR REALTY	-	-	\$75,000	87	DOWNTOWN
MT. PLEASANT ALUMINUM	-	-	\$75,000	87	MT. PLEASANT
CONRAD BUILDING	-	-	\$500,000	87	DOWNTOWN
CERVONE, DR. RICHARD	-	2	\$75,000	87	FEDERAL HILL
MOUTON HALL ASSOC	-	-	\$75,000	87	DOWNTOWN

**PROVIDENCE LOCAL DEVELOPMENT CORPORATION**  
**LOAN COMMITMENTS UNDER DEPARTMENT OF PLANNING & DEVELOPMENT**  
**1986 - 1988**

LOAN RECIPIENT	JOB CREATED	JOB RETAINED	AMOUNT	YEAR	NEIGHBORHOOD
BELL FUNERAL HOME	-	-	\$30,000	87	ELMWOOD
AUTOBAHN PERFORMANCE	3	-	\$75,000	88	ELMWOOD
VIKING TUXEDO	3	4	\$25,000	88	FEDERAL HILL
GENNARO, INC	15	15	\$45,000	88	FEDERAL HILL
ONE STOP HARDWARE	3	5	\$40,200	88	ELMWOOD
ACCESSORIES ASSOCIATES	30	300	\$75,000	88	FEDERAL HILL
JAKE KAPLAN (FLOAT)	-	-	\$500,000	88	ELMWOOD
GENUARIO'S RESTAURANT	-	-	\$75,000	88	FEDERAL HILL
CECILIA'S W. AFRICAN REST.	-	2	\$15,000	88	UPPER SO. PROV.
FORDSON ASSOCIATES	58	-	\$125,000	88	FOX POINT
CONTE'S TAILORS	-	3	\$75,000	88	DOWNTOWN
COASTAL FOOD SERVICE, Inc.	12	15	\$75,000	88	LOWER SO. PROV.
WARNER, MICHAEL	-	1	\$75,000	88	ELMWOOD
CHECK THE FLORIST	1	9	\$25,000	88	LOWER SO. PROV.
BODY LAB	-	1	\$75,000	88	UPPER SO. PROV.
WHITE COLUMNS PROPERTY	-	10	\$75,000	88	UPPER SO. PROV.
HOPE BREWING	-	-	\$140,000	88	ELMWOOD
SAMUEL MOORE CO INC	10	8	\$75,000	88	CHARLES
SULLIVAN, LOIS	3	2	\$75,000	88	LOWER SO. PROV.
CONTECH	122	-	\$45,000	89	HARTFORD
DIPAULO REALTY	1	2	\$100,000	89	ELMHURST
PASTICHE	1	7	\$18,500	89	FEDERAL HILL
JVF	10	12	\$75,000	89	FEDERAL HILL
PATTON MACGUYER	1	56	\$73,600	89	WASHINGTON PARK
N.E. PEST CONTROL	3	89	\$125,000	89	LOWER SO. PROV
SPANGLER TILLINGHAST	11	-	\$45,000	89	DOWNTOWN
ELMWOOD DINER	4	-	\$85,000	89	ELMWOOD
CITE	-	24	\$125,000	89	OLNEYVILLE

**PROVIDENCE LOCAL DEVELOPMENT CORPORATION**  
**LOAN COMMITMENTS UNDER DEPARTMENT OF PLANNING & DEVELOPMENT**  
**1986 - 1988**

LOAN RECIPIENT	JOB CREATED	JOB RETAINED	AMOUNT	YEAR	NEIGHBORHOOD
JOVAN'S LOUNGE	8	-	\$110,000	89	UPPER SO.
DORANBUILDING	100	-	\$75,000	89	UPPER SO.
IMPULSE SALON	2	-	\$28,000	89	DOWNTOWN
PROVIDENCE JEWELRY	10	10	\$75,000	89	OLNEYVILLE
ET CRANSTON	10	45	\$125,000	90	VALLEY
SAED SAED	3	-	\$20,000	90	ELMWOOD
SPICUZZA'S MARKET	1	3	\$15,000	90	MT. PLEASANT
SWEENEY'S RESTAURANT	20	-	\$125,000	90	RESERVOIR
PETE'S MARKET	1	1	\$68,000	90	ELMWOOD

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**HOUSING LOAN PROGRAM ACTIVITY SUMMARY**

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RENTAL REHABILITATION PROGRAM

Loan History from January 26, 1986 - July 25, 1990

-- 18 Grants Awarded	\$3,381,670.00
-- Rental Rehabilitation Funds Committed	\$3,057,517.27
-- Total Projects	224
-- Total Units	866
-- Total Private Funds Expended	\$3,607,858.57

3% HOME IMPROVEMENT LOAN PROGRAM

Loan History from September 10, 1987 - July 25, 1990

-- Eligible Applications	89
-- Approved by Rhode Island Housing Mortgage Finance Company	86
-- Projects Completed	61
-- Total Loan Amount Approved	\$1,144,668.00
-- Average Loan Amount	\$ 13,310.00

LOW INTEREST LOAN PROGRAM

Loan History from February 21, 1989 - July 25, 1990

-- Eligible Applications	A) 5.9%	41
	B) 8.9%	26
-- Approved by Rhode Island Housing Mortgage Finance Company		30
-- Total Loan Amount Approved		\$ 306,300.00
-- Average Loan Amount		\$ 10,210.00

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**DEPARTMENT OF PLANNING AND DEVELOPMENT  
HOUSING LOAN PROGRAM ACTIVITY SUMMARY**

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6% HOME IMPROVEMENT LOAN PROGRAM

Loan History from August 26, 1979 - July 25, 1990

-- West End:	Total Loans		63
	Total Loan Amount	\$	598,826.00
	Average Loan Amount	\$	9,505.00
-- Trinity Gateway:	Total Loans		16
	Total Loan Amount	\$	205,232.00
	Average Loan Amount	\$	12,828.00
-- Upper South Providence:	Total Loans		5
	Total Loan Amount	\$	82,500.00
	Average Loan Amount	\$	16,500.00
-- Total Loans			84
-- Total Loan Amount		\$	886,558.00

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