



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

**CITY OF PROVIDENCE
PROVIDENCE REDEVELOPMENT AGENCY**

REQUEST FOR PROPOSALS:

**FOR IMPLEMENTATION OF THE SPECIAL
REDEVELOPMENT PLAN FOR VACANT HOUSES
AS ADOPTED BY CITY OF PROVIDENCE
ORDINANCE 2017-50 NO. 477**

PROVIDENCE REDEVELOPMENT AGENCY

444 Westminster Street Providence, Rhode Island 02903

401 680 8400 OFFICE | 401 680 8492 FAX

www.providenceri.gov



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The Providence Redevelopment Agency (“Agency”) in an effort to redevelop those certain lots contained in that list attached to the Special Redevelopment Plan for Vacant Houses as adopted by City of Providence’s Ordinance 2017-50 No. 477 and as more fully described in **Exhibit A** attached hereto (the “Property”), seeks proposals for the rehabilitation of said Property. All proposals shall include the required information enumerated in this information package, however, no proposals will be accepted unless they are developed in accordance with the Agency’s Special Redevelopment Plan for Vacant Houses, the Agency’s By-Laws, the City of Providence Home Rule Charter, and the Providence Code of Ordinances, as amended. **AWARDS MADE HEREUNDER ARE SUBJECT TO SUCCESSFUL FORECLOSURE PROCEEDINGS BY THE AGENCY.**

Proposals shall be submitted in writing to the Providence Redevelopment Agency, 444 Westminster Street, Suite 3A, Providence, Rhode Island, 02903, Attention: Bonnie Nickerson, Executive Director, by 3:00pm on Friday, March 16, 2018. No consideration will be given to proposals submitted after this date and time. The Agency takes no responsibility for packages sent by mail or other means that cannot meet the deadline. Hand delivery is acceptable. The Agency may request additional documentation to assist in making its selection.

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Proposed Schedule

| | |
|-----------------------------|---|
| February 16, 2018 | Request for Proposals Issued |
| March 1, 2018 | Optional Pre-Bid Informational Conference Location: 444 Westminster Street, Providence, RI 1 st Floor Conference Room Time: 5:00pm – 6:30pm |
| March 2, 2018 | Questions due by 3:00 p.m. All questions must be submitted in writing to cdupre@providenceri.gov |
| March 7, 2018 | Questions and Answers will be posted publically at http://www.pra.providenceri.gov . |
| March 16, 2018 | Proposals Due by 3:00 p.m. |
| Anticipated: March 23, 2018 | Bid/Proposal Awarded. |
| Anticipated: April 6, 2018 | Execute Purchase & Sale Agreement. |
| Anticipated: May 25, 2018 | New owner takes title. |

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BIDDING INSTRUCTIONS

1. The Agency will select the successful bidder based on the responsive bidder with the highest and best bid, inter alia, on the criteria contained on pages 10-11.
2. No proposal will be accepted if made in collusion with any other bidder.
3. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with R.I. General Laws (as amended) §§ 7-1.1-99, 7-1.1-105, and 7-1.1-106, and shall also, if required, register with the Rhode Island Board of Contractors Registration.
4. The Agency reserves the right to reject any and all bid(s).
5. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
6. In case of error in the extension of prices quoted, time and materials price will govern.
7. The contractor will not be permitted to either assign or underlet the contract, nor assign either legally or equitably any moneys hereunder, or its claim thereto without the previous written consent of the Agency.
8. Commencement and Completion Dates must be shown in your bid. Subject to the provisions of paragraph 22, substantial completion must occur no later than **December 1, 2018**, and final completion must occur no later than **April 1, 2019**.
9. Successful bidder and the Agency will enter into a Purchase and Sales Agreement. The terms thereof will be finalized based upon the bids received, and shall be non-negotiable except for bid items.
10. Appropriate certificates of insurance, as specified below, will be required from the successful bidder naming the Agency and the City of Providence as additional insureds for the period of rehabilitation.
11. No work shall commence without a prior written authorization from the Agency to proceed.
12. Before submitting any Bid, each Bidder shall have examined the Property for the proposed work and shall have observed their conditions.
13. Please submit one original and two copies of your bid to the Agency.

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14. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
15. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
16. The price or prices proposed, including unit prices and allowances, where applicable, shall be stated both in WRITING and in FIGURES, and any proposal not so stated may be rejected.
17. Bids SHOULD BE TOTALED. Do not group individual Properties: price each lot individually and then aggregate. Awards may be made on the basis of total bid covering all lots priced-out or by individual lots.
18. Each bidder is required to state in his/her proposal the bidding's name and address/business location; and must state the names of all persons or firms with whom the bidder is submitting a joint bid. All bids SHOULD BE SIGNED IN INK.
19. The Agency will not consider any bid not accompanied by a performance bid bond with surety or certified check in the amount of **ten percent (10%)** of the proposed total price, to be deposited with the Agency as a guarantee that the contract will be signed and delivered by the bidder; and in default thereof, the amount of such check or bid bond shall be retained for the use of the Agency as liquidated damages on account of such default.
20. It is hereby mutually understood and agreed that no reduction of price shall or will be claimed or made unless agreed to in writing by the Agency.
21. Bids will be received sealed and opened privately. Awards may be made to other than the high bidder. All bid prices will be considered firm, unless qualified otherwise. Requests for price decreases will not be honored.
22. Failure to deliver within the time quoted or failure to meet specifications may result in the Agency's exercise of any and all available legal and/or equitable remedies. It is agreed that timely completion is subject to strikes, lockouts, accidents and Acts of God which events shall extended the period of completion for a period equal to that suffered in the strikes, lockouts, accidents, and Acts of God.
23. The successful bidder shall, prior to commencing performance under the contract, attach and submit evidence that they have complied with the provisions of the Rhode Island Worker's Compensation Act, Title 28, Chapter 29, Section 1, et seq., of the Rhode Island General Laws. If the successful bidder is exempt from compliance under the Worker's Compensation Act, an officer of the successful bidder shall so state by way of sworn Affidavit, which shall accompany the signed contract.

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24. The successful bidder shall, prior to commencing performance under the Purchase and Sales Agreement, attach and submit appropriate certificates of insurance, naming the Agency and the City of Providence as additional insureds, to include:
- a. General Commercial Liability coverage with limits of \$1,000,000 per each occurrence and \$5,000,000 in the Aggregate (for the Project). Such coverage shall protect the Firm and any of its Subcontractors from any and all claims which may arise out of the Firm’s operations and completed operations under the Contract for which the Firm, its Subcontractors or any persons employed by them shall be liable, including but not limited to any such claims for bodily injury, death, disability, sickness, and damage or destruction to equipment, to property, or to the Work.
 - b. Workers Compensation – Statutory coverage.
 - c. Automobile Liability – owned, non-owned, and hired automobile coverage with a combined single limit of \$1,000,000.
 - d. Umbrella – with limit of \$5,000,000 over General Liability and Automobile Liability.
 - e. Property Coverage – The Contractor shall purchase and maintain during the life of this contract “All Risk” insurance coverage for their own equipment and property, with provision for Waiver of Subrogation against the Agency and the City.

The above-listed coverage must be provided on policies and on ACORD certificates from insurance companies that are financially rated A-VI or better by A.N. Best, by which the successful bidder will indemnify and hold harmless the Agency from and against all loss or damages arising from the performance under the Purchase and Sales Agreement, including all claims for personal injury or damage to property sustained by third persons, or their agents, servants and/or those claimed under them, as specified above. The Firm shall provide a waiver of subrogation in favor of the Agency on a primary noncontributory basis.

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TERMS AND REQUIREMENTS FOR BIDDING

Project Name Description: For Implementation of the Special Redevelopment Plan for Vacant Houses as adopted by City of Providence Ordinance 2017-50 No. 477.

Date and Time to be submitted: Friday, March 16, 2018 @ 3:00 P.M.

Bids are to be submitted by the above date to the attention of Bonnie Nickerson at the Providence Redevelopment Agency, 444 Westminster Street, Providence, R.I. 02903.

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REQUIRED SUBMITTALS

Proposals must include the following:

- A cover letter addressed to the Agency that identifies the bidder and contains the name, title, and telephone number of the person who will be the primary contact for the bidder and to whom the Agency may direct questions regarding the bid.
- A summary describing the bidder’s firm, its business services and experience in the area of rehabilitation of property. Identify similarly any subcontractors that the bidder proposes to use. References from a minimum of 3 organizations (public, private or non-profit) in which the bidder has provided similar experience including name, affiliation, and phone number of a point of contact.
- An estimate of the total cost for all rehabilitation services to be provided by the bidder and/or its subcontractors, including an itemized cost for each category of work to be performed, with unit prices and/or allowances, where applicable to complete the scope of services proposed. The bid must contain a schedule for commencement and completion of the work.
- A list of litigation, including any Agency or City violations, if any, for the past five (5) years in which the bidder was involved, describing the outcome, regarding prior rehabilitation work performed by the bidder, or related to property owned or managed by the bidder.
- A bid proposal narrative which indicates accomplishment of elements contained in the scoring criteria section on pages 10-11 below. Also, please identify in the bid proposal narrative which individual properties are included in the bidder’s proposal.

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ADDITIONAL DOCUMENTS TO BE COMPLETED AND SUBMITTED

1. Bidders must submit bids in a sealed envelope clearly labeled with the above captioned Project Name. The bid envelope and information relative to the bid must be addressed to the Providence Redevelopment Agency, Bonnie Nickerson, Executive Director, 444 Westminster St. Suite 3A, Providence, R.I. 02903. Communications to the Agency regarding this bid package should be addressed to Bonnie Nickerson, Executive Director, bnickerson@providenceri.gov.
2. The **Bid Form** (on Pages 11-12 of this package) must be completed and used as your cover page. Show Unit Prices, Allowances, or Discounts where applicable. Attach additional pages as necessary.
3. A **Proposed Schedule** showing commencement, Substantial Completion, and Final Completion dates must be prepared and submitted. Completion of rehabilitation should be no later than December 1, 2018.

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ELIGIBILITY SCORING CRITERIA

**** THE FOLLOWING CRITERIA AND ANY REHABILITATION SERVICES RENDERED HEREUNDER MUST BE IN ACCORDANCE WITH THE AGENCY’S SPECIAL REDEVELOPMENT PLAN FOR VACANT HOUSES, ATTACHED HERETO AS EXHIBIT B. AWARDS MADE HEREUNDER ARE SUBJECT TO SUCCESSFUL FORECLOSURE PROCEEDINGS BY THE AGENCY.****

All proposals delivered to the Agency shall be initially reviewed to determine whether they are responsive or nonresponsive to the basic requisites of this Request for Proposals. Proposals that are determined by the Agency to be non-responsive or incomplete may be rejected. PROPOSALS MAY BE MADE FOR ALL PROPERTIES COVERED BY THIS REQUEST FOR PROPOSALS OR SOME SMALLER COMBINATION THEREOF.

Technical Criteria – Up to 90 points

The Evaluation Committee will evaluate and rate all responsive proposals based on the evaluation criteria given below:

- Plans and specifications which are complete, final, and compliant with zoning: 10 point maximum
- Plans which can be fully permitted within sixty (60) days of award (including appeals): 10 point maximum
- Comprehensive and itemized budget including amounts for contingencies: 10 point maximum
- Projects which can receive certificates of occupancy within six (6) months of closing: 15 point maximum
- Plans which evidence projected property sales to owner-occupant end-users: 15 point maximum
- Proposals which restrict sales in an effort to increase affordable housing: 10 point maximum
- Proposals which incentivize and commit to the use of MBE/WBE firms: 10 point maximum
- Proactive and comprehensive community engagement and partnerships: 10 point maximum

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Purchase Price Criteria – Up to 10 points

Bidders should provide purchase price proposals in a separate sealed envelope accompanying bidder's technical and main proposal documents. Once all proposals have been scored on the technical criteria listed above, the highest scoring bidders shall then be scored on purchase price proposals, which shall have a maximum score of 10 points to be added to the total score of the technical proposals.

Price Proposals will be scored and ranked as follows:

- the bidder submitting the highest Purchase Price Proposal will be awarded the maximum number of points, which shall be the number of points the Agency chooses as part of the overall weighting of criteria;
- the next-highest Price Proposal will be awarded points based on the product of:
 - (a) the ratio of the highest Purchase Price Proposal divided by the next-highest Purchase Price Proposal; and
 - (b) the amount of points awarded for the highest Price Proposal, with such product rounded up to the nearest one hundredth (0.01) of a point;
- the process will continue for each of the remaining Price Proposals, with points being awarded based on the product of:
 - (a) the ratio of the highest Price Proposal divided by the respective bidder's Price Proposal; and
 - (b) the points awarded for the lowest Price Proposal with such product rounded up to the nearest one hundredth (0.01) of a point.

The Agency reserves the right to award the full contract to one bidder, split the award among more than one bidder, make partial awards based on number of properties bid, make no Award, and/or to re-release this request for proposals as it deems in the best interest of the Agency.

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FORM OF BID

**IN RESPONSE TO REQUEST FOR PROPOSALS FOR
THE IMPLEMENTATION OF
SPECIAL REDEVELOPMENT PLAN FOR VACANT HOUSES**

DATE:

TO: PROVIDENCE REDEVELOPMENT AGENCY
c/o Bonnie Nickerson, Executive Director
444 Westminster Street, Suite 3A
Providence, RI 02903

PROJECT: Property contained in Exhibit A.

SUBMITTED BY: (Name of Firm)

The undersigned, having examined the Property and having reviewed the Invitation to Bid, the Specifications and, all as attached to the Request for Proposals for the Property and incorporated herein by reference, hereby offers to undertake the work of the Firm on the aforesaid project as follows:

PROPOSAL

The undersigned hereby agrees, in addition to the aforesaid, to the following terms and conditions:

1. Time is of the essence.
2. That the Firm shall comply with all terms and conditions of the aforesaid Request for Proposals and Appendices attached thereto.
3. That the undersigned hereby offers to enter into a purchases and sales agreement as noted in the aforesaid documents for the sum of _____ Dollars (\$_____).

The undersigned further attaches any additional Bid Terms stating any and all **Time and Materials** for the Work, where applicable.

Firm must include its Bid both in written form and numerically in the spaces provided above.

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Upon acceptance as successful bidder, we hereby agree to the requirements noted in the aforesaid Request for Proposals.

Respectfully submitted,
Bidder
Company Name:

By: _____
Authorized Official
Title:
Name:

Dated: _____

Federal ID No.

Firm Address:

Telephone No.:

Name of Surety Company:

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Exhibit A

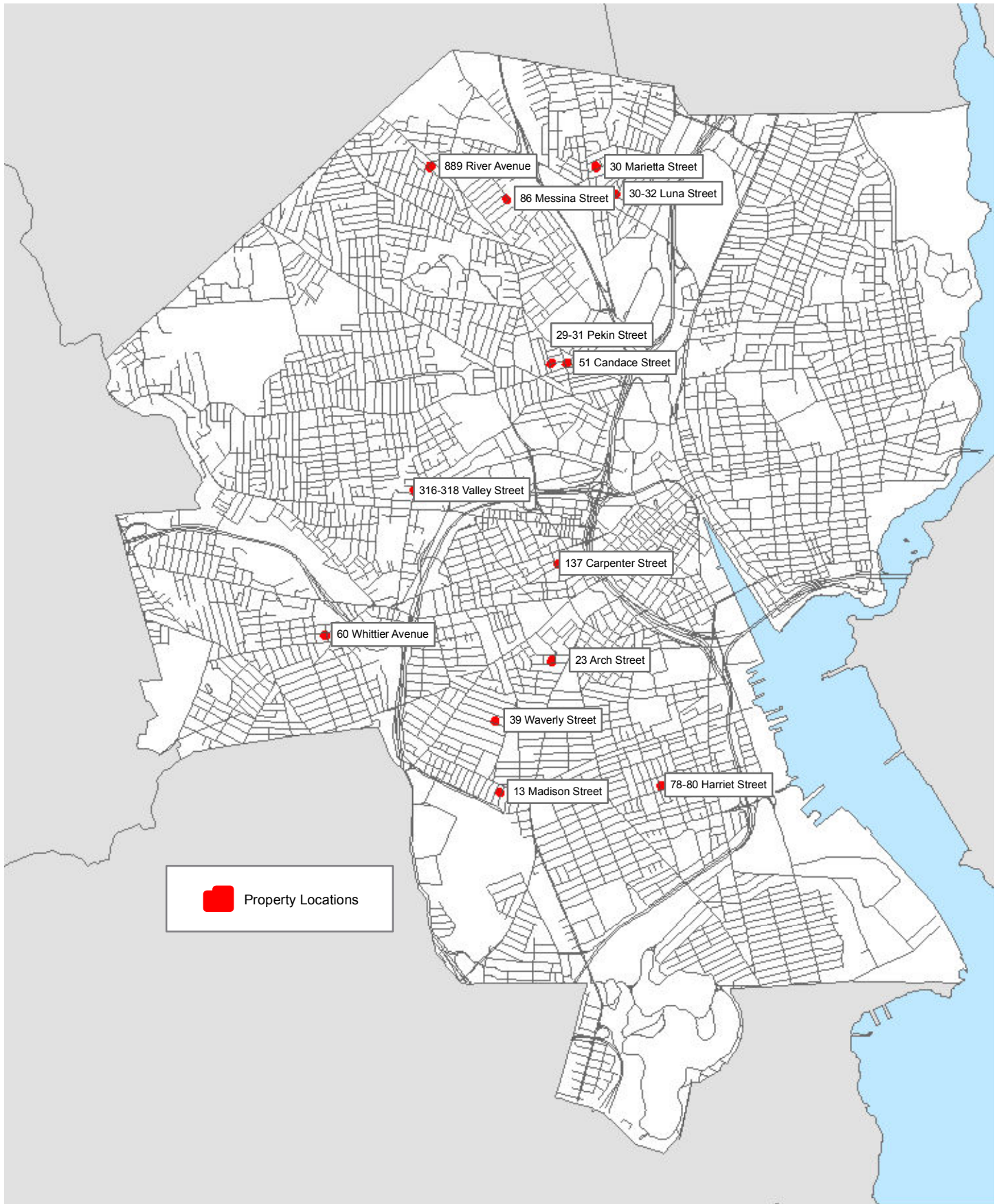
| Property Lot Descriptions | | | |
|---------------------------|------------------|----------|---------|
| # Street | Street | Plat | Lot |
| 23 | Arch Street | Plat 30 | Lot 535 |
| 51 | Candace Street | Plat 68 | Lot 78 |
| 137 | Carpenter Street | Plat 28 | Lot 28 |
| 78-80 | Harriet Street | Plat 48 | Lot 574 |
| 30-32 | Luna Street | Plat 71 | Lot 326 |
| 13 | Madison Street | Plat 43 | Lot 21 |
| 30 | Marietta Street | Plat 71 | Lot 180 |
| 86 | Messina Street | Plat 99 | Lot 387 |
| 29-31 | Pekin Street | Plat 69 | Lot 524 |
| 889 | River Avenue | Plat 123 | Lot 127 |
| 316-318 | Valley Street | Plat 65 | Lot 210 |
| 39 | Waverly Street | Plat 31 | Lot 477 |
| 60 | Whittier Avenue | Plat 105 | Lot 329 |

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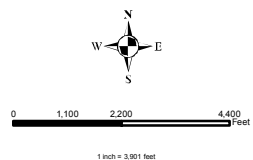
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by the Providence Planning and Development GIS Lab.
444 Westminster Street, Providence, RI 02903

Data Sources:
Providence Geographic Information System

Date: 2/16/2018

Path: I:\GIS\Projects_2018\PSA\Project\FMap\SpecialRedevelopmentPlan_2017_Map.mxd



2017 SPECIAL REDEVELOPMENT PLAN - RFP#1



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR



Providence Redevelopment Agency

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Executive Director

Exhibit B

2017 Special Redevelopment Plan for Vacant Homes

As Adopted by City of Providence Ordinance 2017-50 No. 477

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CHAPTER 2017-50

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

Approved November 7, 2017

Be it ordained by the City of Providence:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. The Protection Act specifically exempts local redevelopment agencies from the provisions of the act, with the exception of subsection 42-64.12-17(c), which requires the approval of the City Council of any eminent domain proceedings for economic development purposes.
2. The Protection Act recognizes that a permissible use of eminent domain power is eliminating an identifiable public harm and/or correcting conditions adversely affecting public health, safety, morals, or welfare, including, but not limited to, the elimination and prevention of blighted and substandard areas as defined by chapter 45-31, and correcting conditions of environmental contamination that pose a significant risk to the public health.

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

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

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

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

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

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

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

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

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

Section 4. This Ordinance shall take effect upon passage.

IN CITY COUNCIL
OCT 19 2017
FIRST READING
READ AND PASSED
[Signature] CLERK

IN CITY
COUNCIL
NOV 02 2017
FINAL READING
READ AND PASSED
[Signature] ACTING PRESIDENT
[Signature] CLERK

I HEREBY APPROVE.
[Signature]

Mayor
Date: 10/17/17

Special Redevelopment Plan for Vacant Houses

March 2017

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

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

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

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

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

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

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

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

- (3) A plan describing proposed land uses in the project area**
All properties proposed for acquisition and rehabilitation are houses. Almost all are in residential zones, and most contain multiple dwelling units. The intent of this plan is that all redevelopment actions will be in conformance with the Providence Zoning Ordinance and Comprehensive Plan and will be designed to facilitate increased housing opportunities. Properties on this list determined to be located or eligible for listing within a local historic district or national register historic district shall be held to the Secretary of the Interiors Guidelines for Rehabilitation to be verified by Department of Planning and Development staff. Actions taken to eliminate blight vary but will include rehabilitation of dilapidated and deteriorated property and correction of building violations. The primary goal of the redevelopment plan is to improve and rehabilitate vacant and/or abandoned property and create viable housing options. In cases of additions or modifications made without proper permitting, reduction of the number of building units may be necessary. In cases of severe dilapidation, demolition may be an appropriate option. Combination of lots or movement of lot lines are other actions that may be taken to bring vacant and abandoned property into conformance with the Zoning Ordinance or to increase the area of abutting properties to improve the viability of such properties.
- (4) Proposed standards of population densities, land coverage, and building intensities;**
All new development, rehabilitation and other actions taken on the properties will conform to the Zoning Ordinance in terms of population densities, land coverage, and building intensity.
- (5) A description of proposed changes in streets and utilities;**
No changes in streets or utilities are proposed.
- (6) A description of proposed changes in zoning or exceptions, variances, or modifications;**
No specific changes are proposed but minor dimensional relief may be considered on a case-by-case basis depending on the condition of properties and the site's configuration.
- (7) A general statement showing that the proposed redevelopment plan conforms to the master or general community plan**
The redevelopment plan fulfills a number of goals and conditions of the Comprehensive Plan. Goal 2 in Section 4, addressing the built environment, promotes protection and preservation of a high

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

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

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

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

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

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

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

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

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

- (10) **A general statement of the extent of relocation resulting from the proposed redevelopment of the area and the proposed method for rehousing of displaced persons;**
No relocation is required as the subject properties are vacant and uninhabited.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Special Redevelopment Plan for Vacant Houses

Revised Acquisition List

September 18, 2017

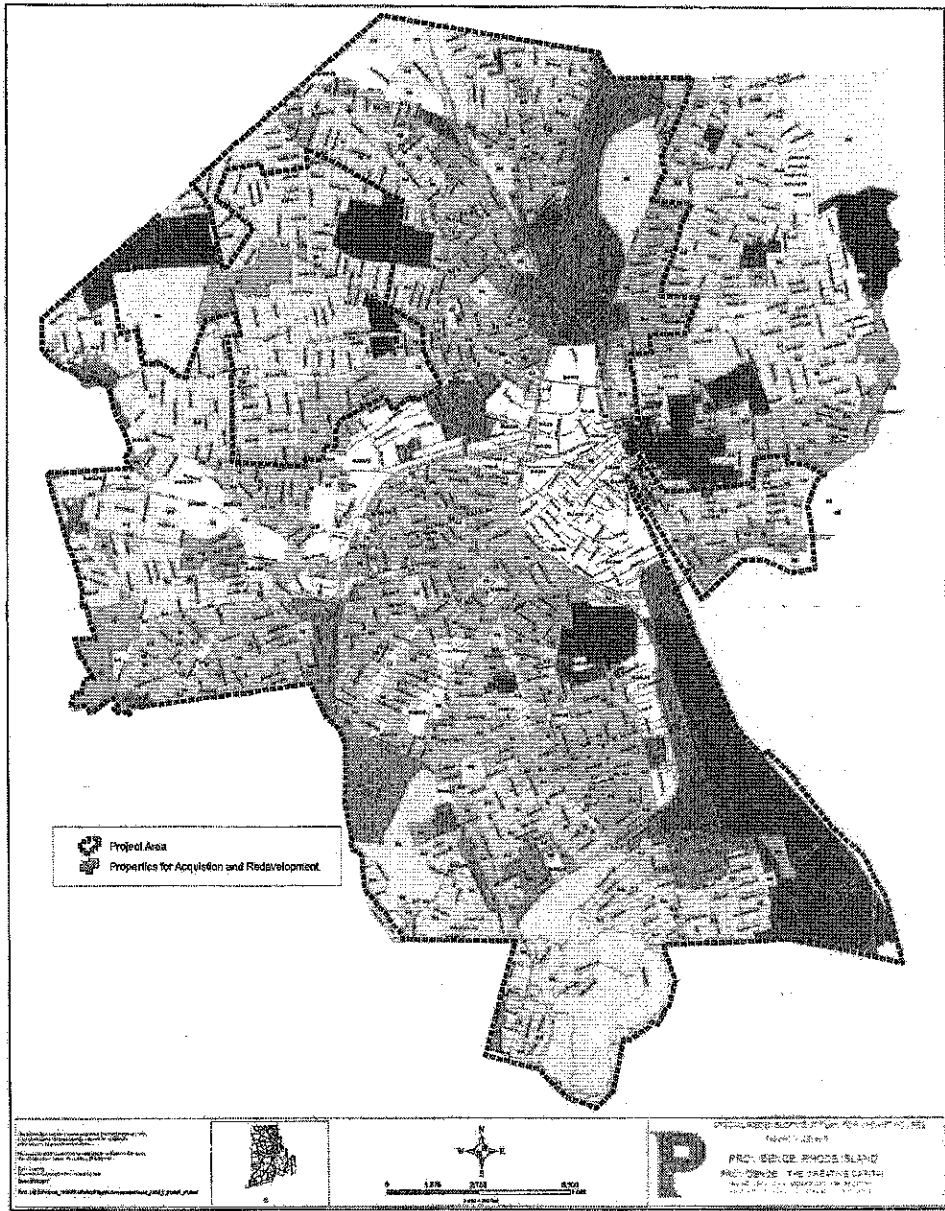
| ID No. | Plat | Lot | Ward | Street No. | Street Name |
|--------|------|-----|------|------------|-------------|
| 42 | 63 | 23 | 6 | 35 | Erastus |
| 43 | 82 | 30 | 12 | 25 | Frederick |
| 44 | 79 | 565 | 14 | 75 | General |
| 45 | 43 | 155 | 8 | 43 | Grand |
| 46 | 49 | 100 | 8 | 54-56 | Greenwich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

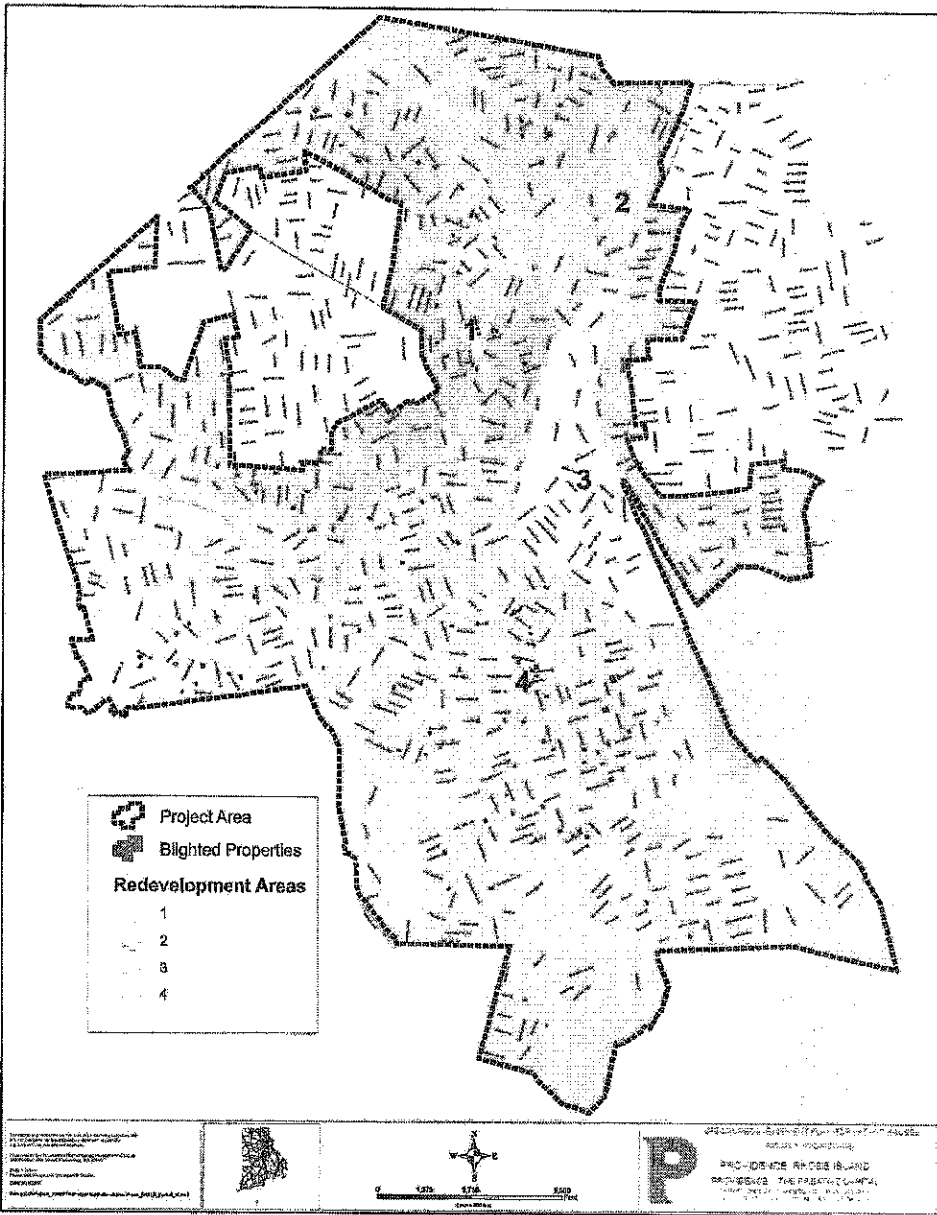
Special Redevelopment Plan for Vacant Houses
Revised Acquisition List
September 18, 2017



| ID No. | Plat | Lot | Ward | Street No. | Street Name |
|--------|------|-----|------|------------|-------------|
| 83 | 54 | 143 | 10 | 227 | Ocean |
| 84 | 54 | 839 | 10 | 219-221 | Ocean |
| 85 | 67 | 40 | 12 | 369 | Orms |
| 86 | 67 | 442 | 12 | 360-362 | Orms |
| 87 | 48 | 114 | 10 | 167 | Oxford |
| 88 | 48 | 457 | 10 | 192 | Oxford |
| 89 | 23 | 10 | 11 | 224 | Pearl |
| 90 | 69 | 504 | 12 | 13 | Pekin |
| 91 | 69 | 524 | 12 | 29-31 | Pekin |
| 92 | 24 | 56 | 11 | 378 | Pine |
| 93 | 23 | 28 | 11 | 23 | Portland |
| 94 | 23 | 27 | 11 | 25 | Portland |
| 95 | 23 | 19 | 11 | 30 | Portland |
| 96 | 48 | 298 | 10 | 85 | Potters |
| 97 | 48 | 300 | 10 | 75 | Potters |
| 98 | 23 | 456 | 11 | 133 | Providence |
| 99 | 23 | 584 | 11 | 126-128 | Providence |
| 100 | 62 | 96 | 15 | 46 | Putnam |
| 101 | 108 | 185 | 7 | 76 | Ralph |
| 102 | 46 | 271 | 11 | 251 | Rhodes |
| 103 | 46 | 264 | 11 | 235 | Rhodes |
| 104 | 33 | 407 | 13 | 131-133 | Ridge |
| 105 | 123 | 127 | 14 | 889 | River |
| 106 | 60 | 165 | 9 | 121 | Sackett |
| 107 | 47 | 757 | 10 | 16 | Searle |
| 108 | 47 | 758 | 10 | 12 | Searle |
| 109 | 109 | 164 | 7 | 53 | Simmons |
| 110 | 23 | 33 | 11 | 24 | Somerset |
| 111 | 62 | 472 | 15 | 20 | Sonoma |
| 112 | 69 | 48 | 12 | 11 | Sparrow |
| 113 | 70 | 444 | 4 | 22-24 | Suffolk |
| 114 | 76 | 31 | 4 | 40-42 | Sussex |
| 115 | 28 | 174 | 13 | 79 | Sutton |
| 116 | 45 | 795 | 11 | 6 | Taylor |
| 117 | 45 | 233 | 11 | 14-16 | Taylor |
| 118 | 45 | 238 | 11 | 34-36 | Taylor |
| 119 | 28 | 889 | 13 | 18-20 | Tell |
| 120 | 104 | 294 | 15 | 50 | Terrace |
| 121 | 109 | 490 | 7 | 551 | Union |
| 122 | 65 | 210 | 15 | 316-318 | Valley |
| 123 | 99 | 59 | 14 | 34 | Vandewater |

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


| ID No. | Plat | Lot | Ward | Street No. | Street Name |
|--------|------|-----|------|------------|-------------|
| 124 | 23 | 216 | 11 | 136 | W Clifford |
| 125 | 43 | 981 | 8 | 113 | Wadsworth |
| 126 | 123 | 434 | 14 | 52 | Wainwright |
| 127 | 87 | 413 | 10 | 260 | Washington |
| 128 | 87 | 389 | 10 | 239-241 | Washington |
| 129 | 31 | 477 | 8 | 39 | Waverly |
| 130 | 109 | 581 | 7 | 25 | Westerly |
| 131 | 105 | 329 | 15 | 60 | Whittier |
| 132 | 17 | 518 | 1 | 639 | Wickenden |
| 133 | 125 | 95 | 8 | 25 | Wildwood |
| 134 | 45 | 328 | 11 | 345 | Willard |
| 135 | 44 | 443 | 11 | 31 | Woodman |
| 136 | 66 | 178 | 12 | 46 | Zone |

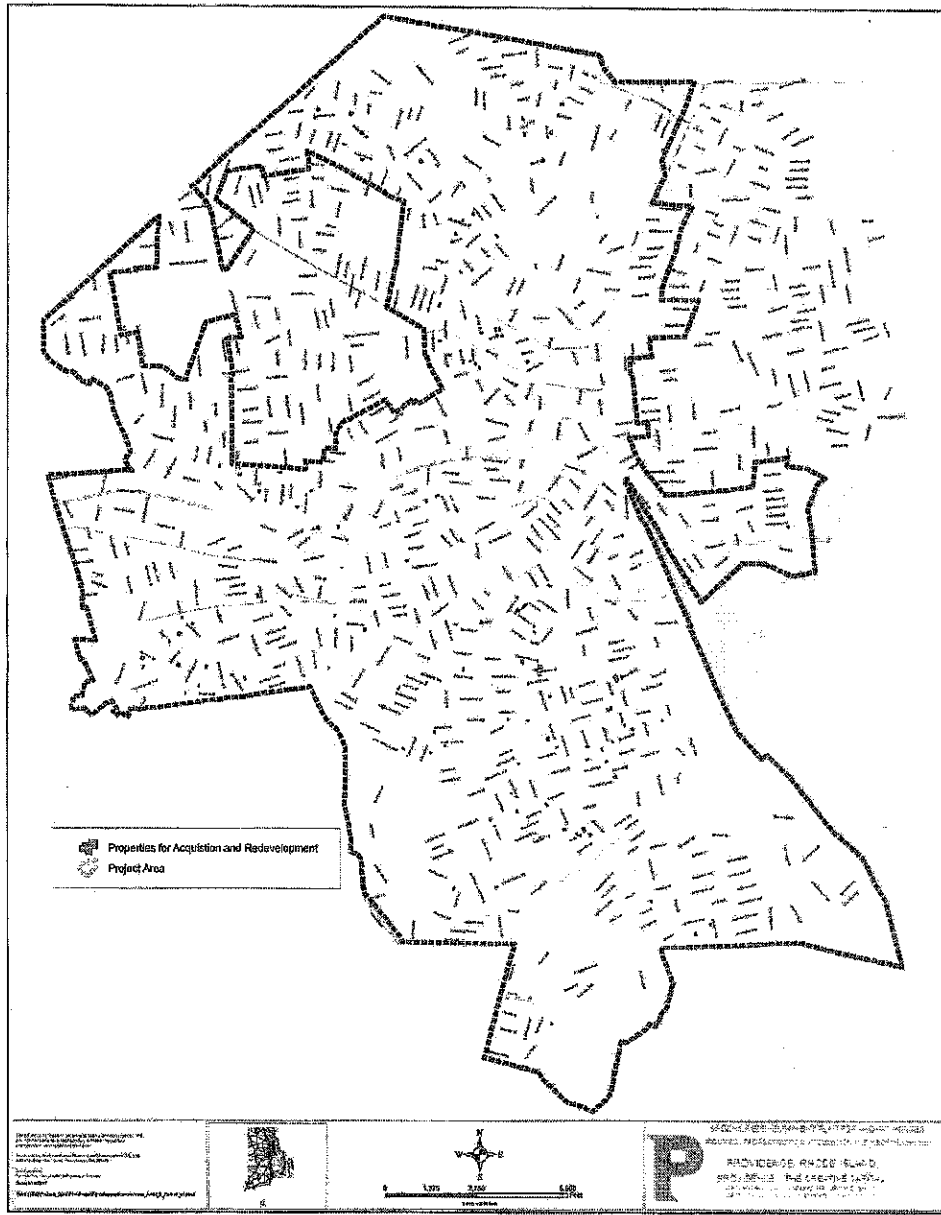






 Project Area
 Blighted Properties
Redevelopment Areas
 1
 2
 3
 4

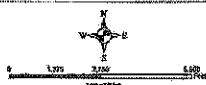



PROVIDENCE, RHODE ISLAND
 PROVIDENCE THE FASHION CAPITAL



 Properties for Acquisition and Redevelopment
 Project Area

Prepared by the Rhode Island Department of Housing
 and Community Development
 100 Water Street, Providence, RI 02903
 Telephone: (401) 462-2000
 Fax: (401) 462-2001
 Website: www.dhcd.state.ri.us



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