

Brightwood Urban Renewal Project

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-99

BINDER NO.

BRIGHTWOOD URBAN RENEWAL PROJECT
SPRINGFIELD REDEVELOPMENT AUTHORITY
SPRINGFIELD, MASSACHUSETTS

SUBMISSION DATE:

URBAN RENEWAL PLAN

CODE NO. R-213

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MAPS

The following maps, dated February, 1967, are attached hereto and incorporated herein:

- MAP NO. 1 PROJECT BOUNDARY AND LAND ACQUISITION MAP
- MAP NO. 2 LAND USE MAP
- MAP NO. 4 ILLUSTRATIVE SITE PLAN
- MAP NO. 5 ZONING MAP
- MAP NO. 6 EXISTING LAND USE AND BUILDING CONDITIONS MAP

EXHIBITS

The following exhibits are attached hereto and hereby incorporated herein:

- EXHIBIT A BOUNDARY DESCRIPTION
- EXHIBIT B RESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS
- EXHIBIT C NONRESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS
- EXHIBIT D DESIGN OBJECTIVES

B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The boundaries of the Urban Renewal Area are as shown on MAP NO. 1, PROJECT BOUNDARY AND LAND ACQUISITION MAP, and as described in EXHIBIT A, attached hereto.

2. Urban Renewal Plan Objectives

The overall goals of the Urban Renewal Plan for Brightwood are to:

- a. Bring all existing housing to remain up to decent, safe and sanitary standards as enumerated in the Residential Minimum Property Rehabilitation Standards for the Brightwood Project Area;
- b. Bring all existing, to remain, nonresidential structures as to safe and sanitary standards as enumerated in the Non-residential Minimum Property Rehabilitation Standards for the Brightwood Project Area;
- c. Accommodate existing industrial uses by providing possibilities of expansion and parking;
- d. Eliminate conflicting and incompatible land use relationships by achieving changes in existing land uses;
- e. Provide for greater integration of the various types of residential uses within the project area and improve accessibility among these types;
- f. Provide for a greater integration of the area into the northwest Springfield area and improve the accessibility between them;
- g. Remove all structurally substandard buildings and buildings not feasible for rehabilitation;
- h. Eliminate blighting influences and environmental deficiencies;
- i. Provide land for needed public facilities including parks, playgrounds, and a neighborhood center;
- j. Remove impediments to land disposition and development;
- k. Provide for the care and/or development of scattered vacant parcels in the area;

- l. Provide land for needed neighborhood retail facilities.
- m. Improve the image both visually and socially of the existing public housing project within the area.
- n. Improve traffic circulation within the project area by separating residential traffic from nonresidential traffic and discouraging through traffic in residential areas.
- o. Provide for access to and development of the Connecticut Riverfront in a safe and convenient manner.
- p. Provide for increased compatibility between residential and non-residential areas by improving the functional operation and appearance of nonresidential use. The objectives for the improvement and maintenance of all nonresidential properties are:
 - 1) The individual site shall have a use appropriate to the area in which it is located, and not have unsanitary or other detrimental conditions which will induce or perpetuate blight or obsolescence;
 - 2) The exterior of the property and all structures shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons using the premises;
 - 3) The property shall have sufficient open space to permit convenient access for maintenance, adequate light and ventilation, proper drainage, off-street parking and loading and buffering;
 - 4) Structures shall be sound and adequately protected against destructive forces;
 - 5) The exterior of the premises and all structures shall reflect a reasonable level of maintenance;
 - 6) Structures and premises shall provide a high degree of safety to life and property from any fire hazards;
 - 7) All equipment and systems which are part of the premises or structures shall be installed, located and maintained so that no danger to health or welfare shall result.

- q. Promote racial, ethnic, and economic inclusiveness and balance in schools and housing in Brightwood.
- r. Rehabilitate and convert the Riverview Public Housing Project in order to:
 - 1) Bring about greater racial inclusiveness; dispel the "ghetto" image;
 - 2) Reduce the over-concentration of large families in particular buildings and the overcrowding of particular units;
 - 3) Reduce the over-concentration of child population in the project;
 - 4) Increase community space for recreation and the provision of social services;
 - 5) Provide physical amenities to the project through improved building, site, and landscaping design;
 - 6) Effect closer ties between Riverview tenants and Brightwood residents;
 - 7) Resolve problems of isolation with particular respect to shopping and transportation;
 - 8) Dispel images of degradation and destruction;
 - 9) Place the project on a sounder financial footing by decreasing vacancies, thus increasing rental income.
- s. Provide a neighborhood center oriented to all of Brightwood within which health, recreational and social services can be provided for project residents.
- t. Encourage the improvement and modernization of residential properties to a level beyond that established in the minimum property rehabilitation standards contained herein.

3. Types of Proposed Renewal Actions

The actions proposed to renew the project area to a long term sound condition include a) the rehabilitation and conservation of residential areas of basically sound housing, b) the rehabilitation and conservation of basically sound and compatible nonresidential areas, c) clearance of all substandard structures, d) clearance and re-development of area required to meet plan objectives, e) the provision of new public improvements and facilities necessary to serve and support the project area, and f) the underground placement of all utilities.

C. LAND USE PLAN

1. Land Use Map

Proposed Land Uses and street right-of-way shall be as shown on MAP NO. 2, LAND USE MAP.

2. Land Use Provisions and Building Requirements

a. Permitted Land Uses

As shown on MAP NO. 2, LAND USE MAP, the following uses, together with accessory uses customarily appurtenant thereto shall be permitted in the project area:

1) Residential -- Low Density

The permitted land uses shall be single-family, two-family, three-family and multi-family houses detached, semi-detached, or attached (row) houses; professional offices for persons residing on the premises, providing that no display nor advertising is visible from the street except for a professional name plate not larger than one hundred forty-four (144) square inches in area; and off-street parking facilities.

2) Residential Medium Density

The permitted uses shall be medium density residential development, including single-family or two-family attached (row) apartment buildings and multi-family apartment buildings; professional offices for persons residing on the premises providing that no display is visible from the street nor advertising except for a professional name plate no larger than one hundred forty-four (144) square inches in area; and such accessory uses as recreation areas to serve site occupants and off-street parking area. Public housing shall be one of the permitted residential uses.

3) Residential High Density

The permitted land use shall be high density apartment development and such accessory uses as recreation areas

and off-street parking facilities to serve site occupants. Public housing shall be one of the permitted residential uses. Other permitted uses shall be churches and places of worship; any educational purpose which is religious, sectarian, denominational, or public.

4) Retail Commercial

The permitted land uses shall be retail sales, personal or business service establishments, offices, restaurants and other places serving food or drink, and such accessory uses as off-street loading and off-street parking as required under this plan.

5) Industrial -- Medium

The permitted land uses shall be fabricating, manufacturing, packing, altering, finishing, assembling, warehousing, parking, public utility uses, office buildings, research laboratories and research facilities, signs, and such accessory uses and off-street loading and off-street parking as required under this plan.

6) Industrial

The permitted land uses shall be fabricating, manufacturing, packing, altering, finishing, assembling, warehousing, parking, public utility uses, offices, buildings, research laboratories, and research facilities, signs, and such accessory uses and off-street loading and off-street parking facilities as required under this plan.

7) Public and Semipublic

The permitted uses shall be religious institutions, medical centers, community center, meeting halls, recreation centers, clubs and fraternal organizations, public elementary school, firehouses, and off-street parking and loading as required under this plan.

8) Public Park

The permitted use shall be public park which may include such facilities as playgrounds, playfields, picnic areas, wading pools, tennis courts, baseball diamonds, pedestrian walkways, sitting areas, and any similar recreational facilities; also landscaping, field houses, restroom facilities, and off-street parking areas. A neighborhood center is permitted on a site designated as Public Park where the site exceeds four (4) acres in area.

b. Additional Regulations, Controls, or Restrictions to be Imposed by the Plan on the Sale, Lease, or Retention of all Real Property Acquired

1) Residential -- Low Density

The following regulations shall apply to any area designated Residential -- Low Density on MAP NO. 2, LAND USE MAP.

- a) Lot Size. Every lot shall have a minimum area of five thousand (5,000) square feet.
- b) Density. Every lot shall provide at least twenty-five hundred (2,500) square feet per dwelling unit.
- c) Building Coverage. Principal buildings shall not cover more than forty (40) percent of the lot. Accessory building shall not cover more than ten (10) percent of the lot.
- d) Side Yards. There shall be a side yard between a principal building and each side lot line which in no case shall be less than five (5) feet and both side yards shall total at least fifteen (15) feet.
- e) Height. No building shall exceed three (3) stories or more than thirty-five (35) feet.
- f) Off-Street Parking. One parking space at least 180 square feet in area shall be provided for each dwelling unit. Access to surface parking areas shall be limited to no more than two well defined locations along any one street. Parking shall be adequately drained and paved with an all-weather dust-free surface. Lighting used in parking areas shall be arranged to direct illumination away from adjoining residential premises. Open parking areas for more than five cars shall be landscaped and screened from adjoining streets and buildings.

2) Residential -- Medium Density

The following regulations shall apply to any area designated Residential -- Medium Density on MAP NO. 2, LAND USE MAP.

- a) Density. Every lot shall provide at least two thousand (2,000) square feet of area per dwelling unit.
- b) Off-Street Parking. One parking space at least 180 square feet in area shall be provided for each dwelling unit. Access to surface parking areas shall be limited to no more than two well defined locations along any one street. Parking shall

be adequately drained and paved with an all-weather dust-free surface. Lighting used in parking areas shall be arranged to direct illumination away from adjoining residential premises. Open parking areas for more than five cars shall be landscaped and screened from adjoining streets and buildings.

- c) Recreation Area. Each site developed with medium density apartments shall provide one or more tot lots, sitting areas and similar useable passive recreation spaces. Such areas shall be adequately furnished with appropriate facilities and be well maintained.

3) Residential -- High Density

The following regulations shall apply to any area designated as Residential -- High Density on MAP NO. 2, LAND USE MAP.

- a) Recreation Area. One tot lot and sitting area shall be provided in close proximity to each high apartment building. Such areas shall be adequately furnished with appropriate facilities and be well maintained.
- b) Off-Street Parking. One parking space at least 180 square feet in area shall be provided for every 2.5 dwelling units. Access to surface parking areas shall be limited to no more than two well defined locations along any one street. Parking shall be adequately drained and paved with an all-weather dust-free surface. Lighting used in parking areas shall be arranged to direct illumination away from adjoining residential premises. Open parking areas for more than five cars shall be landscaped and screened from adjoining streets and buildings. Each parking area shall be screened on all sides with evergreen shrubs or other all year round planting 3 feet in height.
- c) Fencing. No chain link fence greater than three feet in height shall be permitted.

4) Retail Commercial

The following regulations shall apply to any area designated Retail Commercial on MAP NO. 2, LAND USE MAP.

- a) Lot Size. Every lot shall have a minimum area of two (2) acres.
- b) Lot Coverage. Buildings shall not occupy more than thirty (30) percent of the lot area.

- c) Side Yards. Side yards shall be required on each side of a principal or accessory building and shall in no case be less than ten (10) feet.
- d) Rear Yard. A rear yard shall be required and it shall not be less than ten (10) feet.
- e) Height. No building shall be erected to a height in excess of two stories or thirty-five (35) feet.
- f) Off-Street Parking. One parking space 180 square feet in area shall be provided for each two hundred and fifty (250) square feet of gross retail floor area and one space for each six hundred (600) feet of gross office area. Access to surface parking areas shall be limited to no more than two well defined locations along any one street. Parking shall be adequately drained and paved with an all-weather dust-free surface. Lighting used in parking areas shall be arranged to direct illumination away from adjoining residential premises.
- g) Off-Street Loading. Each retail commercial establishment whose gross floor area exceeds 10,000 square feet shall provide one off-street loading berth not less than 25 feet in length, 12 feet in width and 14 feet in height. Access to loading berths shall be via a service drive only and shall be provided in a manner to eliminate interference with the public use of sidewalks and streets. Loading areas shall be adequately drained and paved with an all-weather dust-free surface. Lights used to illuminate loading areas shall be arranged so as to reflect light away from adjoining residential premises. No public right-of-way shall be used for loading or unloading purposes.
- h) Screening. Those sides of the lot facing a street shall be provided with appropriate all weather year round screening at least 3 feet in height adjacent to areas devoted to parking. Parking areas and those walls of buildings not devoted to a display of merchandise shall be screened with appropriate all weather year round screening at least (3) feet high.

i) Signs

No sign shall be erected or maintained unless such sign complies with all of the following conditions:

--It is clearly incidental, customary to and commonly associated with the principal use upon each disposition parcel;

--It is limited in location to the disposition parcel on which the principal use is located;

--It is limited in subject matter to name, design, picture or trademark of the owner, operator, builder, sales agent, managing agent, lessor or lessee of the premises or the activities (including merchandise handled or services rendered) on the premises on which said sign is located and does not include any general commercial advertising unrelated to the principal use;

--It is non-animated and non-flashing. Paper paste-ons as exterior signs are prohibited;

--It is suitably integrated with the architectural design of the structure it identifies. No sign shall project above the roof of the structure on which it is mounted;

--It is approved by the Springfield Redevelopment Authority as to size, design and location.

5) Industrial-Medium

The following regulations shall apply to any area designated Industrial-Medium on MAP. NO. 2, LAND USE MAP.

a) Lot Size

--The minimum area of any lot shall be one and one-half (1.5) acres.

--The minimum width of any lot shall be two hundred (200) feet measured along the street line at the front of the lot.

--The minimum width of any lot at the front building line shall be two hundred (200) feet.

--The minimum depth of any lot shall be two hundred (200) feet.

b) Lot Coverage and Setbacks

--No building or structure either permanent or temporary shall be erected or used above the surface of any front yard, side yard or rear yard.

--The maximum aggregate land area that may be covered by principal and accessory buildings on any lot shall not exceed seventy (70) percent of the total area of the lot.

--The minimum depth of the front yard shall be twenty-five (25) feet.

--The minimum width of side yards shall be fifteen (15) feet and, FURTHER, no permanent building or structure shall be erected nearer to any side lot line than the height of such building or structure above the level of the ground at said side lot line of the site nearest opposite the highest point of such building or structure. This limitation shall not apply to accessory towers, tanks, antennas and similar accessory structures. Where a side yard abuts a railroad right-of-way, the side lot line shall be deemed to be the centerline of the railroad right-of-way for the purpose of this paragraph.

--The minimum depth of the rear yard shall be 25 feet. Where a rear yard abuts a railroad right-of-way, the rear lot line shall be deemed to be the centerline of the railroad right-of-way, for the purpose of this paragraph.

--Any setback or yard provided on a lot, shall NOT be considered as satisfying the yard or setback requirements for any other lot. Setbacks and yard requirements shall apply separately and individually to each lot.

--Every required front, side and rear yard shall be kept open and unobstructed above the surface of the ground and shall be maintained firm enough to accommodate the passage of fire and other emergency vehicles at all times. Nothing contained herein shall prohibit the erection, maintenance and use of structures for utilities, provided that such structures do not project more than five (5) feet from the side or rear lot lines and do not prevent the passage of fire and other emergency vehicles at all times.

--Nothing contained herein shall prohibit the construction of railroad tracks and sidings in required rear or side yards, PROVIDED that all areas used for this purpose are surfaced so as to accommodate the passage of emergency vehicles at all times.

c) Building Dimensions

The maximum height of any building or structure, other than office buildings, accessory towers, tanks, antennas, and other similar accessory structures, shall be sixty (60) feet above the general finish grade adjacent to such building or structure.

d) Off-Street Parking and Loading

--Adequate off-street parking areas shall be provided for the vehicles of employees, visitors and other vehicles incidental to the use of any lot with a minimum of one parking

space for each two (2) employees employed in the principal shift at peak employment plus one parking space for each vehicle normally operated on the premises in the conduct of the business.

- The total parking area required for each lot shall be increased proportionately to provide parking areas for additions to plant employment in accordance with the ratio expressed above.
- Sufficient area to provide adequate parking spaces for any lot shall be adequately drained and paved with an all-weather, dust-free surface clearly marked for parking.
- The minimum size of a parking space shall be 180 square feet in area. Sufficient additional space shall be provided in parking areas for turning of vehicles.
- Parking areas may be used by two or more plants when the total number of parking spaces provided is not less than the sum of the spaces required for each plant.
- Required parking areas may be provided on either the lot upon which the principal building is located or on any lot the nearest point of which is not more than five hundred (500) feet distant from the nearest point of the property line of the lot where the principal building is located.
- Access drives, turn-around areas, loading or unloading spaces and other areas normally used by vehicles on the lot shall be surfaced as required above.
- Loading and unloading of vehicles shall be conducted with such vehicles parked completely off any public way. Whenever practicable, all loading and unloading shall be on those sides of the building which do not face a public way. Where loading and unloading must be conducted on any side of a building facing a public way, the building shall be so arranged that no part of a truck or other vehicle shall be closer than 10 feet to the street line. Loading or unloading spaces shall be so located that all vehicular turning movements necessary to maneuver about the loading or unloading space shall be made off the public way.
- Areas required for parking may be used for loading or unloading operations only during those periods when the parking spaces are not required to accommodate the needs for which they are provided.
- Front yard parking shall be permitted provided all requirements relative to required front yards are met.

e) Signs

Signs which identify the principal use of a lot may contain the name of the owner, name of the firm, recognized trademarks and slogans of the firm, and may be erected subject to these limitations:

- Signs shall not project above the level of the roof;
- The aggregate area of signs facing any one side of a lot shall not exceed 15 percent of the aggregate area of the walls of buildings facing that side of the lot. Signs may be mounted on walls of buildings or may be free-standing;
- Signs shall be constructed of durable material not subject to rapid deterioration and shall be maintained in a neat and attractive manner;
- The painting or pasting of signs directly on the walls of buildings will not be permitted.

Directional signs are permitted, no one of which may exceed four (4) square feet. A single directional sign may be erected at each entrance off a public way.

f) Smoke Control

Fuel-burning heat producing equipment shall be installed and maintained so that emission or discharge into the atmosphere of smoke, dust, particles, odors or other products of combustion will not create a nuisance or be detrimental to the health, comfort, safety or property of any person.

g) Nuisance Odors

There shall be no emission of toxic or noxious matter or objectionable odors of any kind in such quantity as to be readily detectable at any property line of the lot on which the use emitting the toxic or noxious materials or odor is located. For the purpose of this section, toxic or noxious matter is any solid, liquid or gaseous matter, including but not limited to gases, vapors, dusts, fumes and mists, containing properties which by chemical or other means are:

- Inherently harmful and likely to destroy life or impair health, or
- Capable of causing injury to the well-being of persons or damage to property.

h) Heat and Glare

Except for approved exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Glare shall be shielded in such a way that it will not be visible from other lots or public ways.

Exterior lighting, including but not necessarily limited to lighting of exterior walls of buildings from an external light source, lighting of parking areas and lighting of walks and drives shall be done in such a manner as to direct light away from adjacent lots and public ways.

i) Materials and Equipment Storage

The storage of equipment or materials outside of buildings is permitted only under the following conditions:

--The storage shall be in an area enclosed by an opaque fence or sight-obscuring screening.

--No materials or stored equipment shall project above such fence or screening except for temporary storage of materials and equipment intended for use in construction during the actual period of active construction.

j) Fencing

Fencing may be erected where it is necessary to protect property or other activity of the occupant, to comply with security regulations of governmental bodies or to protect the public from dangerous conditions. Fences other than storage shielding fences described above shall be of substantial open wire mesh or chain link construction or other open construction of substantial design and shall be erected and maintained in true line.

k) Lot Drainage

All surface drainage from roofs, access roads, parking areas, loading and unloading docks shall be collected within the lot and discharged thru pipelines of ample capacity into surface drainage systems within the public way, or to other approved discharge point.

6) Industrial

The following regulations shall apply to any area designated Industrial on MAP NO. 2, LAND USE MAP.

a) Off-Street Parking

- Adequate off-street parking areas shall be provided for the vehicles of employees, visitors and other vehicles incidental to the use of any lot with a minimum of one parking space for every two (2) employees employed in the principal shift at peak employment plus one parking space for each vehicle normally operated on the premises in the conduct of the business.
- Sufficient area to provide adequate parking spaces for any lot shall be adequately drained and paved with an all-weather, dust-free surface clearly marked for parking.
- The minimum size of a parking space shall be 180 square feet in area. Sufficient additional space shall be provided in parking areas for turning of vehicles.
- Parking areas may be used by two or more plants when the total number of parking spaces provided is not less than the sum of the spaces required for each plant.
- Required parking areas may be provided on either the lot upon which the principal building is located or on any lot the nearest point of which is not more than five hundred (500) feet distant from the nearest point of the property line of the lot where the principal building is located.
- Access drives, turn-around areas, loading or unloading spaces and other areas normally used by vehicles on the lot shall be surfaced as required above.
- Loading and unloading of vehicles shall be conducted with such vehicles parked completely off any public way. Whenever practicable, all loading and unloading shall be on those sides of the building which do not face a public way. Where loading and unloading must be conducted on any side of a building facing a public way, the building shall be so arranged that no part of a truck or other vehicle shall be closer than 10 feet to the street line. Loading or unloading spaces shall be so located that all vehicular turning movements necessary to maneuver about the loading or unloading space shall be made off the public way.
- Areas required for parking may be used for loading or unloading operations only during those periods when the parking spaces are not required to accommodate the needs for which they are provided.
- Front yard parking shall be permitted provided all requirements relative to required front yards are met.

b) Signs

Signs which identify the principal use of a lot may contain the name of the owner, name of the firm, recognized trademarks and slogans of the firm, and may be erected subject to these limitations:

- Signs shall not project above the level of the roof;
- The aggregate area of signs facing any one side of a lot shall not exceed 15 percent of the aggregate area of the walls of buildings facing that side of the lot. Signs may be mounted on walls of buildings or may be free-standing;
- Signs shall be constructed of durable material not subject to rapid deterioration and shall be maintained in a neat and attractive manner;
- The painting or pasting of signs directly on the walls of the buildings will not be permitted.

Directional signs are permitted, no one of which may exceed four (4) square feet. A single directional sign may be erected at each entrance off a public way.

c) Nuisance Odors

There shall be no emission of toxic or noxious matter or objectionable odors of any kind in such quantity as to be readily detectable at any property line of the lot on which the use emitting the toxic or noxious materials or odor is located. For the purpose of this section, toxic or noxious matter is any solid, liquid, or gaseous matter, including but not limited to gases, vapors, dusts, fumes, and mists, containing properties which by chemical or other means are:

- Inherently harmful and likely to destroy life or impair health, or
- Capable of causing injury to the well-being of persons or damage to property.

d) Heat and Glare

Except for approved exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Glare shall be shielded in such a way that it will not be visible from other lots or public ways.

Exterior lighting, including but not necessarily limited to lighting of exterior walls of buildings from an external light source, lighting of parking areas and lighting of walks and drives shall be done in such a manner as to direct light away from adjacent lots and public ways.

e) Material and Equipment Storage

The storage of equipment or materials outside of buildings is permitted only under the following conditions:

--The storage shall be in an area enclosed by an opaque fence or sight-obscuring screening, either of which shall be not less than six (6) nor more than ten (10) feet high.

--No materials or stored equipment shall project above such fence or screening except for temporary storage of materials and equipment intended for use in construction during the actual period of active construction.

f) Fencing

Fencing may be erected where it is necessary to protect property or other activity of the occupant, to comply with security regulations of governmental bodies or to protect the public from dangerous conditions. Fences other than storage shielding fences described above shall be of substantial open wire mesh or chain link construction or other open construction of substantial design and shall be erected and maintained in true line.

g) Lot Drainage

All surface drainage from roofs, access roads, parking areas, loading and unloading docks shall be collected within the lot and discharged through pipelines of ample capacity into surface drainage systems within the public way, or to other approved discharge point.

7) Public and Semipublic

The following regulations shall apply to any area designated Public and Semipublic on MAP NO. 2, LAND USE MAP.

a) Building Coverage. Principal buildings shall not cover more than fifty (50) percent of the lot. Accessory buildings shall not cover more than ten (10) percent of the lot.

b) Side Yards. There shall be a side yard between a principal building and each side lot line which shall not be less than fifteen (15) feet.

- c) Height. No building shall exceed three (3) stories or more than thirty-five (35) feet.
- d) Off-Street Parking. One space for each six (6) permanent seats in any place of assembly or one space for each four-hundred (400) square feet of gross floor area whichever calculation results in the greater number of parking spaces. For educational institutions the parking requirement shall be two (2) spaces plus one for each classroom. Each parking space shall be 180 square feet in area and adequately drained and paved with an all-weather, dust-free surface. Lighting used in parking areas shall be arranged to direct illumination away from adjoining residential premises.

8) General Provisions and Requirements for Permitted Uses

a) Easements

No building shall be constructed over any easement without prior written approval of the Local Public Agency, the City of Springfield and/or the owner of easement rights.

b) Underground Utilities

All utility lines within the project area shall be placed underground except that in areas designated as Industrial on MAP NO. 2, LAND USE MAP, utility lines may be above ground provided they run along the rear of industrial lots.

c) Duration of Land Use Provisions and Building Requirements

The land use provisions and building requirements shall remain in effect for a period of forty years from the date of approval of the Urban Renewal Plan by the governing body of the City of Springfield. The termination of this plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof.

d) Applicability of Land Use Provisions and Building Requirements to Properties Which Are Not to be Acquired

All properties not to be acquired within the project area shall be required to meet the provisions of paragraph C2a above. The regulations of paragraph C2b above for properties to be acquired for redevelopment are not applicable to properties proposed not to be acquired except as provided for under paragraph D2 below. In the event that the owner of not to be acquired property acquires project land contiguous to his holdings the regulations of C2b shall be applied to all property in such ownership, except that if the Local Public Agency determines a regulation to be infeasible, the Local Public Agency may modify or waive such regulation.

Infeasible shall be construed as incapable of meeting the regulation because of inadequate lot size or shape, the nature of the building location on the lot, or the size or shape of the existing building. In the event a regulation is found to be infeasible as stated in this plan, but feasible in a modified form, such modified regulation shall be applicable.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Identification of Real Property Proposed to be Acquired for:

1) Clearance and Redevelopment. Including Spot Clearance and Development of Vacant Land

Real property to be acquired for clearance and redevelopment is shown on MAP NO. 1, PROJECT BOUNDARY AND LAND ACQUISITION MAP, attached hereto and incorporated herein.

2) Public Facilities

Real property which is to be acquired for public facilities is shown on MAP NO. 1, PROJECT BOUNDARY AND LAND ACQUISITION MAP.

3) Rehabilitation and Conservation

It is presently contemplated that no property or properties are to be acquired for rehabilitation and conservation by the Local Public Agency.

b. Conditions Under Which Real Property not Identified Above may be Acquired

One property, designated as parcel 17-10 on MAP. NO. 1, PROJECT BOUNDARY AND LAND ACQUISITION MAP may, under conditions stated below, be acquired in its entirety by the Local Public Agency. A portion of this property is scheduled for acquisition for the realignment of Plainfield Street. This property may be acquired if either of the following conditions is met:

- 1) The owner of the property send written notification to the Local Public Agency requesting that his property be acquired and re-used in accordance with the Urban Renewal Plan;
- 2) The property is abandoned or vacated for a period greater than three months.

The Local Public Agency shall, within a reasonable period of time after the effective date of the Urban Renewal Plan, notify the owner of this property of the applicability of the provisions of this section and the procedures that will be followed by the Local Public Agency if it is found that either of the above conditions is met. Such notice shall be in writing, shall be addressed to the owner of record at the time of the effective date of the Urban Renewal Plan, and shall be sent certified or registered mail to the owner.

Properties in the conservation sections which are not to be acquired will be required to meet rehabilitation standards, which standards are attached hereto as EXHIBITS B and C. Such properties shall not be acquired unless the owners thereof do not rehabilitate their properties in accordance with such standards and to the extent necessary to achieve the objectives of this plan.

All properties in the conservation sections shall be inspected for structural and other defects constituting violation of the rehabilitation standards. Where minor deficiencies are present, the City will take the necessary steps to effect their remedy by enforcement of the applicable code and ordinance provisions.

Where, on the basis of such inspections, the Local Public Agency determines that deficiencies are present of such character that their continued existence would constitute a hazard to the health, safety, and welfare of the community or would hinder or obstruct the accomplishment of the objectives of the urban renewal program and this plan, the Local Public Agency shall submit to the owner a form of agreement for the repair and rehabilitation of such property, setting forth the repairs and improvements necessary to eliminate the deficiencies and pursuant to which agreement the owner will undertake to make such repairs and improvements within a reasonable time to be specified in such agreement, and to maintain his property in good repair in accordance with the standards of the plan for the period of the plan. In the event that such agreement is not executed by the owner within 120 days from receipt thereof, or if, after execution, the owner does not comply with the terms thereof, the Local Public Agency will acquire the property and either: (1) demolish the structure or structures thereon and dispose of the land for uses in accordance with this plan; or (2) sell the property subject to rehabilitation in accordance with this plan.

c. Conditions Under Which Properties Identified to be Acquired may not be Acquired

No such conditions are contemplated; however, if property presently designated to be acquired can meet the following conditions then it shall not be acquired:

- 1) The property can be brought into conformity with regulations, controls and restrictions of Paragraph D2.
- 2) The property owner demonstrates that he is willing and able to comply or conform with the regulations, controls and restrictions of Paragraph D2.
- 3) The use and retention of the property are compatible with the Urban Renewal Plan and the objectives of the Urban Renewal Plan.

2. Rehabilitation and Conservation

a. Property Rehabilitation Standards for Real Property not to be Acquired

1) Standards

All properties within areas designated as conservation sections on MAP 2, LAND USE MAP, shall be upgraded in accordance with

minimum property rehabilitation standards, which standards are attached hereto and incorporated in this Urban Renewal Plan as EXHIBIT B and EXHIBIT C.

2) Additional Regulations and Controls

In addition to the requirements of the minimum property standards, the following regulations shall apply to all properties located within conservation sections:

a) Permitted Uses

The permitted uses shall be in accordance with provisions of paragraph C2 of this plan, wherein permitted uses are listed for conservation areas.

b) Building Height

The maximum building height for any building which is enlarged, remodeled, altered or newly constructed on land which is not to be acquired shall be consistent with the regulations of paragraph C2b above of this plan.

c) Building Setback

Existing buildings shall be exempt from setback requirements of paragraph C2b above. Where an existing building is enlarged, remodeled or altered, such improvements, outside the original building lines, shall be subject to said setback requirements of paragraph C2b above. Where a building is newly constructed on property not to be acquired, such building shall meet all said setback requirements excepting the front yard setback, which minimum setback may be determined as the average of the setbacks of existing structures on the adjacent properties. It may not be possible for all properties to meet off-street parking requirements, owing to small lot sizes and high land coverages. In each case, the Local Public Agency may modify or waive these requirements, upon evidence of the inability of the site to feasibly provide such required facilities. In the event that a property owner purchases additional project land, such additional land shall be used to the extent necessary to fulfill the off-street parking requirements of this plan.

3. Redeveloper's Obligations

- a. The redeveloper shall begin and complete the development of the land for the uses required in this Urban Renewal Plan and the construction of improvements agreed upon in the disposition contract within a reasonable period of time to be provided for in the said disposition contract between the Local Public Agency and the redeveloper.

- b. Prior to commencement of construction, architectural drawings, specifications and site plans for the construction of improvements on the land shall be submitted by developers to the Local Public Agency for review and approval so that the Local Public Agency may determine compliance of such drawings, specifications and plans with this Urban Renewal Plan.
- c. It is expressly understood that approval of any plans by the Local Public Agency applies to any and all features shown thereon, and that any subsequent additions, deletions or other modifications thereof are required to be submitted by the redeveloper for approval by the Local Public Agency before actual construction can begin.
- d. The redeveloper shall comply with the Design Objectives which are a part of this Urban Renewal Plan and are set forth in EXHIBIT C, attached hereto and incorporated herein.

4. Underground Utility Lines

All utility distribution lines within the project area shall be placed underground except that in areas designated as Industrial on MAP NO. 2, LAND USE MAP, utility lines may be above ground provided they run along the rear of industrial lots.

5. Proposed Physical Improvements to Riverview Public Housing

Several important physical changes are proposed in order to enhance the living environment of the Riverview Public Housing Project. These include the conversion of two multi-story buildings to housing for the elderly, the remodeling of spaces within the multi-story buildings, the provision of additional community facilities, and improvements to the site, including parking, circulation and landscaping.

6. Proposed Neighborhood Center

It is proposed that a neighborhood center of approximately 10,000 square feet be built at the center of the project in the park area just south of the retail commercial site.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

In order to comply with Commonwealth requirements, the following statements are made regarding various aspects of the urban renewal program.

1. Relocation

The project area was first surveyed in 1965. Relocation data was collected by a survey in 1966. Based upon the latter survey it is estimated that 364 families and 44 individuals will be displaced by project action.

The Springfield Redevelopment Authority will provide these families and individuals to be displaced the opportunity of being rehoused in accommodations which are decent, safe and sanitary and which are within their financial means. It is anticipated that of the 364 families to be displaced 97 will be relocated in private sales housing, 129 in private rental housing and 138 in public housing. It is expected that individual householders and roomers will relocate in satisfactory accommodations and small apartments.

It has been determined that adequate rehousing accommodations are either presently available or will be available during the period of relocation.

2. Local Planning Objectives

Local planning objectives have a direct bearing on the Brightwood project and the project has been planned as an integral part of the total planning for the community as a whole.

Local objectives for the Urban Renewal Plan area:

- the elimination of substandard conditions and environmental deficiencies in the area;
- the elimination of inappropriate land uses;
- the improvement of traffic circulation in the area through the reduction of conflict between residential and nonresidential traffic;
- the improvement of public utilities and their placement underground where required;
- the improvement in recreational facilities both in quality and distribution in order to better serve the area;
- the provision of new community facilities and the improvement of existing ones.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended at any time by the Springfield Redevelopment Authority upon compliance with the requirements of law provided that in respect to any land in the project area previously disposed of by the Authority for use in accordance with the Urban Renewal Plan, the Authority receives the written consent of the owner of such land whose interests therein are affected by such amendment.

EXHIBIT A

BOUNDARY DESCRIPTION

BRIGHTWOOD URBAN RENEWAL PROJECT

SPRINGFIELD, MASSACHUSETTS

Beginning at the intersection of the western property line of the Boston and Maine Railroad and the northern boundary line of the City of Springfield with the City of Chicopee, thence southerly along said western property line of the railroad to its intersection with the southern right-of-way line of West Street; thence westerly along said right-of-way line to its intersection with the eastern water line of the Connecticut River; thence northerly along said water line to its intersection with the western right-of-way line of Riverside Road; thence northerly along said right-of-way line to its intersection with the northern boundary line of the City of Springfield with the City of Chicopee; thence easterly along said boundary line to the point of beginning.

EXHIBIT B

RESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS

BRIGHTWOOD URBAN RENEWAL PROJECT

SPRINGFIELD, MASSACHUSETTS

MASS. R-99/R-213

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INTRODUCTION

Purpose and Intent

These standards for urban renewal rehabilitation in Brightwood incorporate the minimum design and construction standards of the Federal Housing Administration and the Springfield Redevelopment Authority for the rehabilitation of residential structures in the Brightwood Urban Renewal Area. It is intended that these standards fulfill the objectives of a comprehensive rehabilitation and conservation effort with a minimum of hardship and dislocation. They are therefore directed toward neighborhood improvement and overcoming deterioration and blight, and not necessarily toward the creation of a neighborhood that will favorably compare with one of contemporary design.

Characteristics of Standards

These standards are significantly different from those used for new construction. This is necessary because most buildings in the urban renewal area were built long before the Federal Housing Administration and the Springfield Redevelopment Authority came into existence. While satisfactory by former patterns of living, some houses have now become substandard because of overcrowding, lack of sanitary facilities, and other conditions as well as lack of maintenance.

Throughout these standards there are some provisions that are mandatory and represent the minimum level of housing which is considered essential for health and safety. Items of this kind are expressed in the appropriate language of "shall be," "shall have," "provide," etc. Other items are included which, in addition to expressing the normal minimum standard, permit exceptions where conditions justify. Also, there are numerous statements that are advisory or guides to what constitutes minimum good practice. Where the precise level of standard is left to be determined, items of this kind are expressed as "in general," "should be," "if possible," "it is recommended that," etc. In this way, a degree of flexibility is incorporated into these standards in order to recognize the great variations that exist with the rehabilitation area.

The standards also differentiate between structures that are to undergo rehabilitation and those that are to undergo major remodeling, changes in utilization, or changes in the number of living units in the structure. A change in the pattern of use, in most cases, is accompanied by a higher minimum standard than that prescribed for rehabilitation.

The objectives relating to the different portions of these standards are included for general guidance as to the intent of that section. In their application, care will be taken to relate them at all times to rehabilitation work and local conditions, and not to standards appropriate only for new buildings.

Application

These standards apply only to existing residential properties in the Brightwood Urban Renewal Area, Springfield, Massachusetts.

These minimum standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities. In all cases, standards shall be interpreted within the intent of the general objectives outlined or implied.

Applicability of Other Codes and Ordinances

The requirements set forth in these standards shall supplement all Commonwealth, county and local codes and ordinances applicable to the regulation and control of existing buildings or any repair or renovation thereof.

CHAPTER I -- DEFINITIONS

R100 General

R100-1 Abbreviations, terms, phrases, and words and their derivatives used in these Minimum Property Standards shall have the meanings given in this section.

R100-2 The terms defined herein apply only for the purposes of these standards and they may differ in some respects from definitions prepared for the Springfield Building Code or for other purposes. Wherever possible, the meaning in common use in the residential construction field is used.

R101 Definitions

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

Floor Area: The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to the outside of exterior walls.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basement: A space of full story height below the first floor which is not designed or used primarily for year-round living accommodations. (See definition of First Story for below-grade space which is primarily used for habitable rooms.)

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Bearing: That portion of a beam, truss, or other structural member that rests on the supports.

Brightwood: The Brightwood Urban Renewal Area, as designated by the Springfield Redevelopment Authority.

Building Line: A line established by law or agreement usually parallel to property line, beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, terraces and steps.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade having more than half of its clear height below the average grade of the adjoining ground.

Construction Classifications: A classification of buildings into types of construction which is based upon the fire resistance of walls, floors, roofs, ceilings and other elements:

Type 1, Fire-resistive Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are non-combustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from one story to another.

Type 2, Non-combustible Construction: That type of construction in which the walls, partitions, columns, floors, roof, ceilings and other structural members are non-combustible but which have lower fire resistance ratings than that required for Type 1, fire-resistive construction.

Type 3, Exterior Protected Construction: That type of construction in which the exterior walls are of non-combustible construction having a fire resistance rating as specified and which is structurally stable under fire conditions and in which the interior structural members and roof are wholly or partly of combustible construction. Type 3 construction includes two sub-types, namely heavy timber and protected constructions, the latter also being known as "ordinary" construction.

Type 4, Wood Frame Construction: That type of construction in which the exterior walls, partitions, floors, roof and other structural members are wholly or partly of wood or other combustible materials which may or may not be assembled to provide a specified fire resistance rating.

Court:

Inner Court: An open, outdoor space enclosed on all sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable.

Outer Court: An open, outdoor space enclosed on at least two sides by exterior walls of a building or by exterior walls and property lines on which walls are allowable, with one side open to a street, driveway, alley or yard.

Crawl Space: Same as Basementless Space.

Damp-proofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Semi-detached: A dwelling, one side wall of which is a party or lot-line wall.

Row: A dwelling, the walls on two sides of which are party or lot-line walls.

End-row: Same as Semi-detached.

Dwelling Unit: See Living Unit.

Easement: A vested or acquired right to use land other than as a tenant for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Fire Area: The floor area of a story of a building within exterior walls, party walls, fire walls or any combination thereof.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire Proof: An obsolete term meaning fire-resistive. Usually used with Type 1 construction.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure, as determined in a fire test.

Fire Resistive: That quality of materials and assemblies designed to resist fire and prevent its spread.

Fire Retardant Lumber: Wood so treated by a recognized impregnation process so as to reduce its combustibility.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Firestopping: A barrier within concealed spaces which is effective against spread of flames or hot gases.

Flame-resistant: That property of a material which is flame resistant by nature or has been made so by an accepted method.

Flame Spread: The propagation of flame over a surface.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

Grade, finish: The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

Gradient: The slope, or rate of increase or decrease in elevation of a surface, road or pipe, usually expressed in percent.

Habitable Room: See Room.

Height, Building: Vertical distance measured from curb or grade level, whichever is the higher, to the highest level of a flat roof or to the average height of a pitched roof, excluding penthouse or other roof appendages occupying less than 30 percent of the roof area. Where a height limitation is set forth in stories, such height shall include each full story as defined therein.

Joists: A series of floor, roof or ceiling framing members spaced not more than 30 inches o.c. Members supporting roofs having slopes over 3 in 12 are not defined as roof joists. See Rafter.

Kitchen: Space, 40 sq. ft. or more in area, used for cooking and preparation of food.

Kitchenette: Space, less than 40 sq. ft. in area, used for cooking and preparation of food.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Loads:

Design: Total load which a structure is designed to sustain safely.

Dead: The weight of all permanent construction in a building.

Live: The weight of all moving and variable loads that may be placed on or in a building such as snow, wind, occupancy, etc.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Non-combustible: Material or a combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a five minute exposure.

Party Wall: See Wall.

Plat: A map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.

Rehabilitation: The restoration of one or more dwellings to a satisfactorily improved physical condition, overcoming the deterioration of a property or properties, and aiding in the improvement of its neighborhood.

Repair: To restore to a sound and acceptable state of operation, serviceability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Rooms:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above.

First Story (First floor): The lowermost story that has at least half its total floor area designed for and finished as living accommodations. For the purpose of determining this area, the area of halls, closets, and stairs is included. The area of storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Half Story: A story finished as living accommodations located wholly or partly within the roof frame and having a floor area at least half as large as the story below. Space with less than four feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Supply and removal of air through window, doors, or other openings by natural means.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two wythes arranged to provide an air space within the wall in which the inner and outer wythes of the wall are tied together with metal ties.

Curtain Wall: A wall, usually non-bearing, between piers or columns.

Faced Wall: A wall in which the masonry facing and the backing are so bonded as to exert a common reaction under load.

Firewall: A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.

Lot Line Wall: A wall adjoining and parallel to the lot line used only by the party upon whose lot the wall is located.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Party Wall: A wall used jointly by two parties under easement agreement, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

Veneered Wall: A wall with a masonry face which is attached to but not bonded to the body of the wall.

Waterproofing: A treatment of a surface or structure, which prevents the passage of water. See Dampproofing.

Way: A street, alley or other thoroughfare or easement permanently established for passage of persons or vehicles.

Window, Required: A window which provides all or part of the required natural light and ventilation in the room or space in which it is located.

Yard: The open, unoccupied space on the plot between the property line and the front, rear or side wall of the building.

Front Yard: The yard across the full width of the plot facing the street, extending from the front line of the building to the front property line. Either yard facing a street may be selected as the front yard of a corner lot.

Rear Yard: The yard across the full width of the plot opposite the front yard, extending from rear line of building to rear property line. The rear yard of a corner lot is the yard opposite the selected front yard.

Side Yard: The yard between the side line of building and the adjacent side property line extending from the front yard to the rear yard.

CHAPTER II --- GENERAL ACCEPTABILITY CRITERIA

R200 General

These general acceptability criteria apply to all existing one through eleven living unit properties in the Brightwood Urban Renewal Area.

R201 Local Codes and Regulations

R201-1 The minimum standards set forth herein have been established to accomplish certain basic objectives and shall not be construed as relieving the property owner or the builder of his responsibility for compliance with local ordinances, codes and regulations including established requirements of health or other authority having jurisdiction.

R201-2 The Springfield Building Department shall assume responsibility for enforcing or determining compliance with codes or regulations and make interpretations regarding their application in any specific instance.

R201-3 Where other applicable codes, regulations, or requirements permit lower standards than required herein, these Minimum Property Standards shall apply.

R202 Service and Facilities

R202-1 Utilities shall be independent for each property without dependence upon other properties.

R202-2 Independent facilities shall be provided for each living unit except that common facilities such as laundry and storage space or heating may be provided for each property containing five living units or less. These common facilities shall be provided in structures with six or more living units.

R202-3 Each building and each living unit within the building shall contain provisions for each of the following:

- a. A continuing supply of safe potable water.
- b. Sanitary facilities and a safe method of sewage disposal.
- c. Heating adequate for healthful and comfortable living conditions.
- d. Domestic hot water.
- e. Electricity for lighting and for electrical equipment used in the dwelling.
- f. Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R203 AccessR203-1 Access to the Property

R203-1.1 Each property shall be provided with vehicular access to and from the property at all times by an abutting public or private street. Private streets shall be protected by a permanent easement.

R203-1.2 In isolated cases, properties having no vehicular access but having permanent pedestrian access at least five feet wide by easement or held in fee simple, may be acceptable, provided vehicular parking is permanently available nearby. Likewise, small groupings of properties not having direct vehicular access may be acceptable where there are convenient and permanently available parking bays. In either of these variations there must be judged to be continued market acceptance of the variation.

R203-2 Access to the Building

Walks and steps shall be provided for convenient all-weather access to the structure constructed so as to provide safety, reasonable durability and economy of maintenance.

R203-3 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203-4 Access to Rear Yard

R203-4.1 Access to the rear yard from each living unit is recommended. However, such access is not acceptable where it is dependent upon passage through another living unit.

R203-4.2 Each building shall be provided with access to the rear yard. This access for a detached dwelling should be directly from a street.

R204 Types of Dwellings

R204-1 Types of dwellings are: Single-family detached, four-family two story, three-decker, duplex, and conventional apartment dwellings. Each type may contain one through eleven living units.

R204-2 Method of Determining Number of Living Units

R204-2.1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit. All living units shall comply with these Minimum Property Standards.

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R204-2.2 A room or group of rooms, containing complete living facilities, such as an apartment of a janitor, caretaker or servant shall be counted as as separate living unit.

R205 Partial Nonresidential Use

R205-1 Any nonresidential use of the property shall be subordinate to its residential use and character. Normally, this nonresidential use should not exceed 25 percent of the total floor area. However, if the property includes five or more living units, the maximum space devoted to nonresidential use shall not exceed 20 percent.

R205-2 For one or two story structures not exceeding four living units, where the percentage of total dwellings in the neighborhood having nonresidential space included is small, and the use is considered harmonious and architecturally compatible, a higher percentage of nonresidential space shall be permitted up to but not exceeding 50 percent of the total floor area.

R205-3 A property, any portion of which is designed or used for nonresidential purposes shall be harmonious with the residential character of the area.*

R206 Dilapidated or Blighted Structures

All dilapidated portions of existing properties, or blighted structures, which are not economically repairable shall be removed. Also, see paragraph R406 for exterior appurtenances.

R207 Variations to Standards

R207-1 A variation to mandatory provisions contained herein may be permitted by the Springfield Redevelopment Authority for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area assure continued market acceptance of the variation.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

R207-2 Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

* An inharmonious use is one which by its unresidential appearance, excessive noise or odor, lack of sanitation, or unwholesome influence on people adversely affects the neighborhood in which it is located.

CHAPTER III -- SITE CRITERIA

R300 Objective

The individual site under consideration shall be appropriate to the neighborhood in which it is located, and not have characteristics which will induce or perpetuate neighborhood blight or obsolescence.

R301 Open Space

Every dwelling shall have yard space of such size and so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There should be adequate open space for laundry drying, gardening, landscaping and outdoor living. The open space may be at the rear, front or one of the side yard areas.

R302 Lot Coverage

In general, the maximum area of the individual dwelling plot which should be covered by detached dwellings is 50 percent.*

The building area includes the total ground area of each building and accessory buildings but does not include the area of uncovered entrance platforms, terraces and steps.

R303 Parking

Parking areas shall be adequately drained and paved with an all-weather, dust-free surface.

R304 Yards and CourtsR304-1 Yards

Yards dimensions should generally provide for at least the following:*

- a. Front yard, 10 feet.
- b. Side yard, 5 feet.
- c. Rear yard, 15 feet.

* These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

R304-2 Courts

- a. Outer courts should have at least a dimension of 8 feet if windows of habitable rooms occur in walls opposite each other and serve separate living units or buildings.*
- b. The distance between building walls of outer courts under other conditions should be not less than 5 feet.*
- c. Inner courts should have at least 50 square feet area and minimum dimensions as for outer courts.*
- d. Covered light shafts, or open shafts less than 50 square feet in area, are not acceptable as providing ventilation to bedrooms or living rooms.

R305 Site Improvements

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, and exterior steps. Open spaces should be landscaped.

* These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

CHAPTER IV --- BUILDING PLANNING

R400 Objective

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped to assure suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 Space StandardsR401-1 Objective

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

R401-2 General

R401-2.1 For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

R401-2.2 The area occupied by a stair or by closets shall not be included in the determination of required room area.

R401-2.3 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade. See R402.

R401-3 Minimum Room Sizes and Allowable Room Count

Room sizes shown below shall be the minimum permitted for any subdividing or existing spaces, or for the construction of any new rooms. Unremodeled existing rooms, where considered adequate in size and arrangement for the intended function, may be acceptable if not more than 10 percent smaller than the minimums given in the following schedule.

SCHEDULE

Name of Space (1)	Room Count	Minimum Area (sq. ft.) (2)		Least Dimension (3)
		1 & 2 BR LU	3 or more BR LU	
LR	1	140	150	10'-0"
DR	1	80	100	7'-8"
K	1	50	60	3'-0" (4)
K'ette (5)	1/2	40	NP	3'-4"
BR	1	70	70	7'-0"
Total BR	---	1BR, 100 2BR, 170	3BR, 240 4BR, 340	(1st BR of each LU=8'-0"
OHR (6)	1	70	70	7'-0"
LR-DA	1-1/2	160	180	(9)
LR-DR	2	200	220	(9)
LR-DA-K (7)	2	210	240	(9)
K-DA (7)	1-1/2	80	100	(9)
K-DR	2	120	140	(9)
K'ette-DA (7)	1	60	80	(9)
LR-DA-BR (8)	2	220	---	(9)
LR-BR (8)	1-1/2	190	---	(9)

Notes

(1) Abbreviations

LU = Living Unit
 LR = Living Room
 DR = Dining Room
 DA = Dining Area
 K = Kitchen

K'ette = Kitchenette
 BR = Bedroom
 OHR = Other Habitable Room
 NP = Not Permitted

(2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

- (3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.
- (4) Clear passage space.
- (5) Permitted in LU of O-BR or 1-BR only. Where the area of Kitchenette is less than 40 sq. ft., no room count shall be allowed, and no Kitchenette shall be less than 20 sq. ft.
- (6) An Other Habitable Room (OHR) shall meet all requirements for habitable rooms, have a closet of approximately 6 sq. ft., and shall have a means of complete separation from other rooms. Only one OHR per living unit is allowable for room count purposes.
- (7) The combining of a Kitchen or Kitchenette with a Bedroom in a single room shall not be permitted. The designation of K in combination with other spaces may be considered either as a Kitchen or Kitchenette.
- (8) Permitted only in Living Unit having no separate Bedroom.
- (9) Least dimension of appropriate room function applies.

R401-4 Ceiling Heights

The ceiling heights for habitable rooms, bathrooms and halls should be as follows:

R401-4.1 Habitable Rooms

- a. Average height for required room: 7 ft. - 6 in.
- b. Floor area with less than 4 ft. clear headroom not to be included in required room area.

R401-4.2 Bathrooms, toilet compartments, utility rooms, etc.: 6 ft. - 8 in. clear.

R401-4.3 Halls: 6 ft. - 8 in. clear.

R401-5 Privacy and Arrangement

R401-5.1 A degree of privacy should be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.*

* These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation

- R401-5.2 Access to all parts of a living unit shall be possible without passing through a public hall.
- R401-5.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- R401-5.4 A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom should not be through a kitchen or a bedroom in living units having more than one bedroom.*
- R401-5.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.
- R401-5.6 A bedroom shall not be used as the only means of access to another bedroom or habitable room.

R401-6 Kitchen Facilities

- R401-6.1 Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, adequate space and facilities for installing cooking and refrigeration equipment, and adequate space for the storage of cooking utensils.
- R401-6.2 Minimum areas and dimensions of kitchen storage space should generally be as follows:
- a. Total shelving in wall and base cabinets -- 30 sq. ft.
 - b. Drawer area -- 5 sq. ft.
 - c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

R401-7 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water closet, a tub and/or shower, and a lavatory. An adequate supply of hot water shall be provided to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 ft. 6 in. long, and if a square tub -- 4 ft. minimum. Shower, if provided, should have a least dimension not less than 30 in.**

* These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

** A shower and bathtub shall be provided in the event that extensive remodeling takes place or increases are made in the number of living units.

R401-8 Space for Laundry Facilities

Adequate space and facilities for mechanical laundry washing machines and dryers shall be provided in either of the following locations in structures containing six or more living units:

- a. Within each living unit having two or more bedrooms, and located in the kitchen or other suitable service space, or
- b. In basement, cellar or other suitable public space within the building for the use of all occupants.

R401-9 Closets

R401-9.1 Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first BR plus 6 sq. ft. for each additional BR. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen.

R401-9.2 Clothes closets shall have a shelf and rod.

R401-9.3 Within each living unit, total shelf area or built-in drawer space of at least 8 sq. ft. should be provided for linens. This space should be appropriately increased for living units having 3 or 4 bedrooms.

R401-10 General Storage

Each living unit in structures with six or more units shall have a private and conveniently accessible space for general storage within the structure. If such space is not incorporated within the individual unit, it shall be locked and accessible only to tenants of that unit. The minimum volume of such space for each living unit shall be 100 cu. ft. and should be appropriately increased for 3 or 4 bedroom living units.

R402 Light and Ventilation

R402-1 Objective

To provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

R402-2 Habitable Rooms

- R402-2.1 All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below 10 percent of the floor area.
- R402-2.2 An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.
- R402-2.3 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces. See R906, Chapter IX.
- R402-2.4 An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

R402-3 Kitchens

- R402-3.1 Artificial light shall be provided, and distributed so as to give effective illumination throughout.
- R402-3.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation in accordance with paragraphs R901-2 and R902, Chapter IX. Where a Kitchen is not separated from the Living Room by partitions and door or permanent screen, mechanical ventilation for the Kitchen shall be provided.

R402-4 Bathrooms and Toilet Compartments

- R402-4.1 Artificial light shall be provided.
- R402-4.2 Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1-1/2 sq. ft., by mechanical ventilation in accordance with paragraphs R901-2 and R902, by gravity-type ventilation equipped with a wind-driven roof ventilator above the roof level, or by an electric ventilating fan connected to the bathroom light switch.

R402-5 Public Spaces

R402-5.1 General

Adequate artificial light shall be provided for all public spaces.

R402-5.2 Public Entrance Spaces to Building

All public entrance space in structures containing six or more living units should have natural light provided by window, doorway or equivalent glass area of at least 10 percent of the floor area.

R402-5.3 Public Hallways and Stairways

- a. Public hallways and unenclosed stairways should be provided with either natural ventilation (at least 4 percent of floor area) or mechanical ventilation.*
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, or skylights containing at least 10 sq. ft. of glass area or its equivalent, should be provided for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

R402-6 Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft. - 0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

R402-7 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R402-8. Ventilation of Structural Spaces

- R402-8.1 Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.
- R402-8.2 All exterior ventilation openings shall be effectively and appropriately screened.

* These standards shall apply in the event that major structural changes or changes in the number of living units are made in the process of rehabilitation.

R403 Doors and Access OpeningsR403-1 Objective

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

R403-2 Exterior Doors

R403-2.1 Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors installed in new openings shall be:

	<u>Width</u>	<u>Height</u>
a. Main entrance door	3' -0"*	6' -6"
b. Service doors	2' -6"	6' -6"
c. Garage doors, 1 car	8' -0"	6' -4" clear opening
d. Garage doors, 2 car	12' -0"	6' -4" clear opening

R403-2.2 Where new doors are installed in acceptable existing door openings, the doors shall approximate the sizes given above.

R403-2.3 Exterior doors shall have safe locks.

R403-3 Interior Doors

R403-3.1 Provide a door for each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

R403-3.2 Existing doors in sound condition and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- a. Habitable rooms, 2 ft. - 6 in. wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft. - 0 in. wide.
- c. Service stair doors, 2 ft. - 6 in. wide.
- d. Cased openings, 2 ft. - 6 in. wide.
- e. To public stairway enclosures, single door = 3 ft. - 0 in. wide; double door = 2 ft. - 4 in. wide.
- f. Height of all interior doors, 6 ft. - 6 in. wide.

R403-3.3 Where new doors are installed in acceptable existing openings, the doors shall approximate the sizes given above.

* Where serving 6 or more Living Units = 3' -4" min.

R403-4 Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles, or disappearing or permanently installed stairways. For attics and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R404 Stairways

R404-1 Objective

To assure that all stairways provide safety of ascent and descent, and to provide an arrangement of stairs and landings which have adequate headroom and space for the passage of furniture and equipment.

R404-2 Reference shall be made in all stairway planning to provisions given in Chapter V of these standards. Likewise, provisions given on interior and exterior stairway planning in Section 607, Chapter VI, of MPS for One and Two Living Units, FHA No. 300, shall be used as a reference in the following ways:

- a. Existing stairways in sound condition to remain, or to be repaired, shall not be to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.
- b. New stairways to be constructed shall comply with the provisions of the MPS referenced just above.
- c. Winder-type steps should not be used in stairways of dwellings where more than one family use the stairway, unless a separate means of egress for each living unit is provided, which is not a secondary exit.

R405 Hallways

R405-1 General

Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R405-2 Width

Hallways providing access to stairways and serving more than one family shall be not less than 3 ft. - 6 in. wide.

R406

Exterior Appurtenances

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be replaced with a structure that appropriately serves the dwelling.

CHAPTER V -- FIRE PROTECTION

R500 Objective

To assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke, and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R501 Exits

- R501-1 Each one or two family dwelling and each living unit in multifamily properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway, protected passageway or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.
- R501-2 Access to either required exit shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device which would impede or prohibit ready egress.
- R501-3 In three or more story structures accommodating more than four families, there shall be at least one noncombustible stairway, except that a combustible stairway is acceptable under either of the following conditions
- (1) An approved automatic sprinkler system, in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all floors; or
 - (2) The stairway shall be enclosed within walls providing not less than a one-hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than a 3/4-hour fire resistance rating. Flush-type, solid wood, 1-3/4 inch thick doors are an acceptable alternate. All doors shall be equipped with self-closing devices. No transoms shall be permitted.
- R501-4 In three or more story structures containing a total of more than six living units, one interior stairway of combustible materials is acceptable only where both (1) and (2) of R501-3 are provided.

- R501-5 Where the secondary exit is by means of an openable window, the opening shall be at least 5 sq. ft. in area with a minimum dimension of 20 inches. The bottom of the opening, or sill height, shall not be more than 3 ft. 6 in. above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.
- R501-6 Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.
- R501-7 Elevators shall not be considered a required means of egress.

R502 Interior Fire Protection

R502-1 Party or Lot Line Walls

Party or lot line walls shall extend the full height of the building from foundation to or through the roof, without openings. The wall shall effectively prevent the passage of fire at all floor-ceiling intersections with the wall. If of combustible construction, the wall shall have horizontal fire stopping located approximately midway between each floor and ceiling. The fire resistance rating of the wall, where it is new construction in connection with present rehabilitation shall be not less than two-hours.* Existing walls shall have a fire resistance rating of not less than the following:

- a. 3/4-hour, where one or more party walls separate two, but not more than six, residential buildings having a combined total of not more than 12 living units, all of which are located between party, lot line or exterior walls of noncombustible materials having not less than a two-hour fire resistance rating;
- b. Two-hour where a party wall separates two multi-family buildings either of which contains more than eight living units, or where the total living units contained in both buildings exceed 12.
- c. Two-hour where the residential building adjoins a nonresidential building or property.

R502-2 Walls, Floor, and Ceiling Construction

- R502-2.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public hallway, other than party or lot line walls, should be constructed so that at least 3/4-hour fire resistance rating is provided.

* Fire resistance ratings shall be in accordance with Standard Designation E119-61 of the American Society for Testing Materials. This test method is also NFPA Standard No. 251, and Underwriters' Laboratories No. UL 263.

R502-2.2 Where such existing construction is to be disturbed by new openings or stripped down, and where new walls, floors or ceilings are planned, the fire resistance rating shall be not less than 3/4-hour.

R502-2.3 The underside of all flights of wood stairs to remain, if exposed, shall be covered with noncombustible material. Existing plaster in this location which is in good condition may remain.

R502-3 Surface Flame Spread Ratings

R502-3.1 The classification of interior finish and trim materials shall be in accordance with Standard Designation E84 of the ASTM,* and as shown in the table below.

R502-3.2 Interior wall and ceiling finish materials shall not exceed the surface flame spread ratings given in the following table, except as noted under R502-3.3.

Location	Class	Flame Spread Rating
Hallways, Stairways and Other Exits	B	25-75
Within Living Unit except for Kitchen Space	C	75-200
Kitchen or Kitchen Space	B	25-75
Small Spaces Enclosing Heating or Other Fire Hazardous Equipment	A	0-25

R502-3.3 Existing interior finish materials to remain, which have a surface flame spread rating of more than 200, shall be covered with an acceptable flame resistant paint.

R502-3.4 When required, suitable tests for flame spread rating shall be submitted by an approved independent testing laboratory.

R502-4 Enclosure of Vertical Openings

R502-4.1 The enclosing walls of an elevator shaft shall be of noncombustible materials having not less than a two-hour fire resistance rating. Other vertical openings requiring enclosure shall be of materials and fire resistance rating appropriate to provide adequate fire safety.

* This test method is also NFPA Standard No. 255 and UL 723.

R502-4.2 For properties containing more than four living units, stairways from the first floor, leading to below-grade open space or rooms containing heating equipment shall be enclosed with partitions providing at least a one-hour fire resistance rating. This enclosure shall include all space beneath the stair. A self-closing door shall be provided at the bottom of the stairway conforming to Underwriters' Laboratories, Inc., Class C classification.

R502-5 Storage Space

Storage Space located on the same floor as the house heater shall be at least 18 ft. away from the heater, or if closer, shall be separated from it by a noncombustible floor to ceiling partition. See R401-10, Chapter IV.

R503 Exterior Fire Protection

R503-1 Distance Separation

An existing residence less than 6 ft. distant from an adjoining building where the exterior walls of both have a combustible finish material should have a noncombustible exterior finish material added to the wall so located or the existing exterior wall finish should be replaced with noncombustible materials.

R503-2 Exterior Stairways

R503-2.1 An exterior stairway conforming to the design requirements of interior stairways may be acceptable as a required exit. See R404, Chapter IV.

R503-2.2 Where an exterior stairway is used in place of a required interior stairway, or with buildings three or more stories above grade, it shall be self-supporting and constructed of noncombustible materials.

R503-3 Roof Covering

R503-3.1 Buildings of from One through Four Living Units.

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class C roof according to the classification given by the Underwriters' Laboratories, Inc.

R503-3.2 Buildings of more than Four Living Units.

Existing roof coverings or new roof coverings contemplated shall provide a fire retardance equivalent to a Class C roof according to classification of U.L. except for the following additional provision. Where the roof area of the property is greater than 4000 sq. ft., or is without separation from adjacent properties by an adequate distance or by a continuous parapet wall, the requirements of Class A or Class B roofing of U.L. shall apply.

R504

Fire Protection Equipment

In three or more story combustible structures, accommodating three or more families, an approved fire alarm system shall be provided of either a manual or automatic type. The system shall be in accordance with NFPA Standard No. 74M, and installed in conformity with NFPA Standard No. 72 and the National Electrical Code.

CHAPTER VI -- MATERIALS AND PRODUCTS

R600 Objective

To provide materials of such kind and quality which will assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 Standards for Materials and Products

For specific requirements of new materials and products used as replacements or additions to dwellings being rehabilitated, reference shall be made to Chapter VII, MPS for One and Two Living Units, FHA No. 300.

CHAPTER VII -- CONSTRUCTION

R700 Objective

To assure that the construction of the dwelling will provide (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 Structural Soundness

All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptably level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

R701-1 All new construction work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R702 Exterior WallsR702-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

R702-2 Masonry Walls

Masonry walls, either solid or veneer, shall prevent the entrance of water or excessive moisture.

R702-3 Basement and Foundation Walls

R702-3.1 Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

R702-3.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

R703 Floor ConstructionR703-1 General

All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

R703-2 Basement or Cellar Floors

The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition:* Where the basement or cellar has existing wood floor construction over a crawl space and is in a sound, undamaged condition, it may remain provided the crawl space is adequately vented, and height permitting, an acceptable ground cover material is installed on the ground in the crawl space.

R704 Chimneys and Vents

Chimneys and vents shall be structurally safe, durable, smoketight, and capable of withstanding the action of flue gases.

R705 Protection from Rodents, Termites or Other Infestation

Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, termites or other vermin infestation. An existing building found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be treated by appropriate preventive measures.

R705-1 Inspection

A careful inspection shall be made of the dwelling and other structures on each property for evidence of actual or potential infestation.

R705-2 Preventive Measures

A number of preventive and protective measures against the several forms of infestation are:

- a. Windows or other openings near grade to have snug-fitting screens;
- b. Exterior doors to fit tightly and be flashed at sill;
- c. Openings of pipes or ducts through floors or walls to have tight-fitting collars;

* If rodents are or have been present, this standard shall apply.

- d. Cracks and crevices in foundations and above ground walls effectively sealed by painting with mortar, and holes filled with materials appropriate to adjacent work;
- e. Provision of curtain wall below grade and supplementary to the foundations;
- f. Locating sidewalks, driveways or other impervious horizontal surfaces flush against the foundation;
- g. Cracked or broken shingles or decayed wood surfaces shall be replaced and joints caulked;
- h. Appropriate soil poisoning treatment adjacent to foundations and within hollow masonry foundations, and treatment of soil in enclosed spaces ;
- i. Apply the precautions or corrective actions recommended by bonded exterminators.

CHAPTER VIII -- EXTERIOR AND INTERIOR FINISHES

R800 Objective

The use of exterior and interior finishes of the dwelling that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R801 General

All new work shall comply with MPS for One and Two Living Units, FHA No. 300, as feasible.

R802 Exterior Walls

Repairs to existing siding, stucco, or other exterior wall finish method shall use standards for new work as a guide.

R803 Roof Covering

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability. See R503-3, Chapter V.

R804 Gutters and Downspouts

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R805 Flashing

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R806 Windows, Doors and Other Openings

R806-1 Existing windows and doors, including hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Restoration of trim, sash or door should be guided by the following:

1. Repair, if work can be done in place;
2. Replace, if the entire component needs to be removed in order to restore;
3. Refinish, if only the surface needs work in order to restore to new condition.

R806-2 Screens should be provided for all windows, doors and other openings.

R806-3 Existing screens and storm sash, where provided, shall be in suitable condition to serve the intended purposes.

R807 Interior Wall and Ceiling Finish

All interior walls and ceilings of rooms and hallways shall provide (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be noticeable surface irregularities or cracking. See paragraph R502-3 for additional considerations.

R808 Finish Floors

R808-1 General

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance.

R808-2 Kitchen and Bathroom Floors

Floors in kitchens and bathrooms should be of a durable, waterproof, nonabsorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable.

R808-3 Habitable Rooms (other than Kitchen)

Finish floors in habitable rooms should be wood flooring or a resilient tile or sheet material. Concrete as a finish floor should be used only under special conditions. Carpeting over a suitable underlayment is also acceptable.

R808-4 Public Hallways and Entrance Spaces

- R808-4.1 In hallways, wood, a resilient flooring or carpeting are appropriate finish flooring materials. Noise control should be considered in making selection.
- R808-4.2 In public entrance spaces, ceramic tile, terrazzo or concrete are appropriate, in addition to floorings named under R808-4.1. A finish flooring that is resistant to water and dirt should be given special consideration in these locations.
- R808-4.3 Carpeting of stairways is not recommended.

R809 Painting and Decoration

- R809-1 Where needed, a protective and decorative finish coating shall provide, (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.
- R809-2 Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.
- R809-3 Appropriate cleaning or existing interior and exterior finish surfaces should be provided regardless of whether or not painting or other decoration work is done.

CHAPTER IX -- MECHANICAL EQUIPMENT

R900 Objective

To provide mechanical equipment for the building and its living units that will appropriately meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R901 General

R901-1 See R202 Service and Facilities, for mechanical equipment. Also see R402-7 Ventilation of Utility Spaces.

R901-2 Provisions relating to mechanical equipment and wiring given in Chapter X of the MPS for One and Two Living Units, or Sections 1400 through 1700 of the MPR for Three or More Living Units, should be used as a guide in making determinations as to the suitability of existing equipment for continued use in the rehabilitated structure.

R902 Mechanical Ventilation and Air Conditioning

R902-1 Where mechanical ventilation is required for Kitchens, Bathrooms or Toilet Compartments, the installation of new equipment shall be in accordance with paragraph 1002 of the MPS for One and Two Living Units, FHA No. 300.

R902-2 Exhaust air should not be circulated from one living unit to another, except where the air circulation system is already installed, and where it is considered this system will cause no adverse effect on the marketability of the property.

R902-3 Where summer air conditioning is to be included, whether a central system or packaged room or zonal air conditioners, follow the provisions of Section 1004, MPS for One and Two Living Units.

R903 Heating

R903-1 Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature is at the design temperature, in all habitable rooms, bath and toilet rooms, hallways, basement and recreation rooms. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

- R903-2 No open-flame radiant type space heaters shall be permitted.
- R903-3 Unvented space heaters shall not be permitted.
- R903-4 Appropriate clearances around all room or space heaters shall be provided as below, and the floor shall be protected in an acceptable manner.*

CLEARANCES (inches)

Top	Front	Back	Sides
36	48	6	6

The smokepipe from such an appliance burning liquid fuel shall have a clearance of at least eighteen inches in all directions from combustible material, and a gas vent shall have a clearance of six inches.

- R903-5 Where space heaters are the sole source of heat, a sufficient number of heaters shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated should not exceed eighteen feet, or through not more than one intervening door.
- R903-6 A space heater shall not be permitted in a bedroom.

R904 Domestic Water Heating and Storage

R904-1 Capacities

Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition supplying hot water in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hour 100° F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

* For gas -- NFPA Standard No. 54, 54A; for oil -- Commercial Standard 101; for coal fired -- Temporary Commercial Standard 3443.

Where replacement by new equipment is needed, the water heating equipment should be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low heating capacity.

R904-2 Capacities -- Tankless Type

Instantaneous water heaters rated in gallons per minute -- 100° F. Rise shall be at least equivalent to the following:

1	Living Unit Served	--	2.75 G.P.M.
2	" " "	--	5.00 G.P.M.
3	" " "	--	7.75 G.P.M.
4	" " "	--	10.00 G.P.M.
5	" " "	--	12.75 G.P.M.
6	" " "	--	15.00 G.P.M.
7	" " "	--	17.75 G.P.M.
8	" " "	--	20.00 G.P.M.
9	" " "	--	22.75 G.P.M.
10	" " "	--	25.00 G.P.M.
11	" " "	--	27.75 G.P.M.

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 Plumbing

R905-1 General

The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R905-2 Required Fixtures

For required plumbing fixtures see paragraphs R401-6 to R401-8, Chapter IV.

R905-3 New Plumbing Work

Where changes or additions are made to existing plumbing, the provisions of Section 1006, MPS for One and Two Living Units and the Springfield Building Code shall be used as a guide.

R905-4 Condition of Existing Plumbing

Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply piping or back-siphonage between fixtures.

R906 ElectricalR906-1 General

All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

R906-2 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities where considered inadequate shall be increased to fulfill the intent of paragraphs R906-1 and R906-3.

R906-3 New Electrical Work

The provisions of Section 1007, Chapter X of the MPS for One and Two Living Units, Section 1700 of the MPR for Three or More Living Units, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.

R906-4 An electrical or manual front door signal system shall be required in structures having six or more dwelling units.

- R906-5 Wall switches shall be required for all bedrooms having a center light fixture.
- R906-6 All stairwalls and hallways shall have wall switches controlling lights from two or more locations. Exterior lights shall be installed at front and rear entrances.
- R906-7 Each habitable room of a living unit shall contain at least three duplex receptacle electrical outlets.

EXHIBIT C

BRIGHTWOOD URBAN RENEWAL PROJECT

SPRINGFIELD, MASSACHUSETTS

NONRESIDENTIAL MINIMUM PROPERTY REHABILITATION STANDARDS

INTRODUCTION

Purpose and Intent

These Nonresidential Minimum Property Rehabilitation Standards have been developed to provide minimum design and construction standards for the rehabilitation of nonresidential buildings located in the Brightwood Urban Renewal Area. It is intended that these standards will aid in carrying out the objectives of the urban renewal program for neglected and run-down nonresidential properties.

The amount of physical improvements which can be achieved will be limited by the incomes of the owners of buildings, who, in most cases, will remain as owners after rehabilitation has taken place.

Characteristics of These Standards

These Minimum Property Rehabilitation Standards are significantly different from standards for new construction. This is necessary because of outmoded construction practices, materials and requirements under which most of the buildings were built.

These standards are below those that apply to new construction for the most part. However, there is a level of physical, social and economic conditions below which standards for rehabilitation should not be countenanced. These standards which have been established for the Brightwood Urban Renewal Area, must result in an overall improvement to businesses and general upgrading of the area to point of compatibility with neighboring residential areas.

Application

These Minimum Property Rehabilitation Standards shall apply only to existing nonresidential establishments which are located in the Brightwood Urban Renewal Area. The standards are confined in their application to the individual property within its property lines, and not concerned with other project improvements except for the provisions for access and circulation, and essential utility services and facilities.

Applicability of Other Codes and Ordinances

The requirements set forth in the Nonresidential Minimum Property Rehabilitation Standards shall supplement all state, county and local codes and ordinances applicable to the regulation and control of existing buildings or any repair, alteration or renovation thereof.

CHAPTER I -- DEFINITIONS

R100 DEFINITIONSR101 General

Abbreviations, terms, phrases and words and their derivatives used in these Minimum Property Rehabilitation Standards shall take the meanings given in this section.

The terms defined herein shall apply only for the purposes of the Springfield Housing Authority and may differ in some respects from definitions prepared for the Springfield Building Code or for other purposes. Whenever possible, the meaning in common use in the nonresidential construction field is used.

R102 Definitions

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Accessory Use: A use, occupancy or tenancy customarily incidental to the principal use or occupancy of a commercial, business or other nonresidential building.

Addition: Any construction which increases the size of a building or adds to the building.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including covered or uncovered entrance areas and loading platforms.

Floor Area: The total area of all stories or floors finished for sales, storage or manufacturing purposes. This area includes stairways, elevators, and offices but does not include space in unfinished basements. Measurements are taken to the outside of exterior walls.

Basement: A space of full story height below the first floor which is not designed or used primarily for sales, active storage or other business. (See definition of First Story for below-grade space which is primarily used for business purposes.)

Building: Any structure having a roof supported by columns or walls, either wholly or partially enclosed within exterior walls, or within exterior walls, or within exterior or party walls, intended to be used for the shelter or enclosure of persons, or property.

Dampproofing: A treatment of a surface or structure which retards the passage of water. See Waterproofing.

Driveway: A private way for the use of vehicles and pedestrians.

Easement: A vested or acquired right to use land other than as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

Exit: A way to get from the interior of a building or structure to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Exposed to Public View: Any premises, or any part thereof, of any building, or any part thereof, which may be lawfully viewed by the public, or any member thereof, from a sidewalk, street, alleyway, open air parking area or from any adjoining or neighboring premises.

Extermination: Control and elimination of insects, rodents and vermin by eliminating their harborage places; by removing or poisoning, spraying, fumigating, trapping or by any other approved means of pest elimination.

Fire Door: A door, including its frame, so constructed and assembled in place to prevent or retard passage of flame or hot gases.

Fire Resistance: That property of construction assemblies, which under fire conditions, prevents or retards the passage of excessive heat, hot gases or flames.

Fire-Resistance Ratings: Time in hours or fractional parts thereof that a material, construction or assembly will withstand fire exposure.

Fire Separation: A construction of specified fire resistance separating parts of a building horizontally or vertically as required.

Lot: A parcel of land that is described by reference to a recorded plat or by metes and bounds.

Corner Lot: A lot abutting upon two or more streets at their intersection.

Interior Lot: A lot bounded by a street on one side only.

Double-Fronted Lot: An interior lot bounded by a street on front and back.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

Nuisance:

- a) Any public nuisance known at common law or in equity jurisprudence, or as provided by the laws of the Commonwealth of Massachusetts, or the ordinances of the City of Springfield;
- b) Any attractive nuisance which may prove detrimental to the health or safety of children whether in a building, on the premises of a building or upon an unoccupied lot. This includes, but is not limited to: abandoned wells, shafts, basements excavations, abandoned iceboxes, refrigerators, motor vehicles, any structurally unsound fences or structures, lumber, trash, debris or vegetation such as poison ivy, oak or sumac, which may prove a hazard for children;
- c) Physical conditions dangerous to human life or detrimental to health of persons on or near the premises where the condition exists;
- d) Insanitary conditions or anything offensive to the senses or dangerous to health, in violation of these standards; and
- e) Whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

Plat: A map, plan or chart, section or subdivision, indicating the location and boundaries of individual properties.

Plot: A parcel of land consisting of one or more lots or portions thereof, which is described by reference to a recorded plat or by metes and bounds.

Plumbing System: All of the following supplies, facilities and equipment: gas pipes, gas-burning equipment, water pipes, garbage disposal units, waste pipes, water closets, sinks, lavatories, showers, installed clothes washers, catch basins, vents and any other similar supplied fixtures, together with all connections to water, sewer or gas lines, and water pipes and lines utilized in conjunction with air conditioning equipment.

Property: A lot or plot, including all buildings and improvements thereon.

Property Line: A recorded boundary of a plot.

Rehabilitation: The restoration of one or more buildings to a satisfactorily improved physical condition, and which overcomes the deterioration of a property or properties, and aids in the improvement of its surrounding area.

Repair: To restore to a sound and acceptable state of operation, serviceability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Sewage: Liquid waste containing animal or vegetable matter in suspension or solution, and which may include industrial wastes and liquids containing chemicals.

Shaft: A vertical opening or enclosed space extending through two or more floors of a building, or through a floor and roof.

Shall: Indicates that which is required.

Should: Indicates that which is recommended but not mandatory.

Story: That portion of a building between a floor and the next floor above.

First Story (First Floor): The lowermost story that has at least half its total floor area designed for and finished for business operations. For the purpose of determining this area, the area of entryways, exits, active storage, closets, and stairs is included. The area of dead storage, utility or heating rooms or spaces is not included. The location of the first story as defined herein is based upon the use of the space rather than on the location of entrance doors or the finished grade.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Street: A public or private way which affords principal means of vehicular access to properties which abut thereon.

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Walls:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Cavity Wall: A masonry or concrete wall consisting of two widths arranged to provide air space within the wall in which the inner and outer widths are tied together with metal ties.

Fire Wall: A wall with qualities of fire-resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Foundation Wall: A wall below or partially below grade providing support for the exterior or other structural parts of a building.

Masonry Wall: A bearing or non-bearing wall of hollow or solid masonry units.

Non-Bearing Wall: A wall which supports no vertical load other than its own weight.

Veneered Wall: A wall with masonry face which is attached to, but not bonded to the body of the wall.

Waterproofing: The treatment of a surface or structure which prevents the flow of water. (See Dampproofing)

Weathering: Deterioration, decay or damage caused by exposure to the elements.

R200 GENERAL ACCEPTABILITY CRITERIAR201 General

These general acceptability criteria apply to all existing non-residential properties in the Brightwood Urban Renewal Area.

R202 Local Codes and Regulations

Where other applicable codes, regulations or requirements permit lower standards than required herein, these Nonresidential Minimum Property Rehabilitation Standards shall apply.

R300 SERVICE AND FACILITIES

Utilities shall be independent for each property without dependence upon other properties. Each building shall contain provisions for each of the following:

- a) A continuing supply of safe potable water.
- b) Sanitary facilities and safe method of sewage disposal.
- c) Heating adequate for healthful and comfortable conditions.
- d) Domestic hot water.
- e) Electricity for lighting and for electrical equipment used in the business.
- f) Provisions for the removal of trash and garbage and its sanitary storage pending removal.

R400 ACCESS

R401 Access to the Property

Each property shall have both vehicular and pedestrian access to and from it provided by an abutting public or private street or surfaced parking area.

R402 Access to the Building

Pedestrian walks shall be provided at reasonable locations for convenient all-weather access to a building, so as to provide safety, reasonable durability and economy. Access to the rear of the building shall be provided, where feasible, through permanent parking areas for loading and unloading facilities where the size of the property permits such access.

R500 DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties, or blighted accessory buildings which are not economically repairable shall be removed.

CHAPTER II - SITE AND BUILDING CRITERIA

R100 SITE CRITERIA

R101 Objective

The individual site under consideration shall be appropriate to the area in which it is located, and not have insanitary or other detrimental conditions which will induce or perpetuate blight or obsolescence.

R102 General Requirements

The exterior of the property and of all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of insanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner and operator to keep the premises free from hazards and insanitary conditions.

R103 Open Space

The individual site under consideration shall have sufficient open space to permit convenient access for maintenance, adequate light and ventilation and for the provisions of each of the following:

R103-1 Drainage

- a) Storm water shall be properly drained to prevent recurrent entrance of water into any basement or cellar.
- b) Surface water shall be appropriately drained to protect buildings and structures and to prevent development of stagnant ponds. Gutters, culverts, catchbasins, drain inlets, storm water sewers or other satisfactory drainage systems shall be utilized where deemed necessary.
- c) Sewage must be discharged into a public sewer system.
- d) All surface drainage from roofs, access roads, parking areas, loading and unloading docks shall be collected within the lot and discharged through pipelines of ample capacity into surface drainage systems within the public way, or to other approved discharge point.

R103-2 Off-Street Parking

- a) Adequate off-street parking areas shall be provided for the vehicles of employees, visitors and other vehicles incidental to the use of any lot with a minimum of one parking space for every two (2) employees employed in the principal shift at peak employment plus one parking space for each vehicle normally operated on the premises in the conduct of the business.
- b) Sufficient area to provide adequate parking spaces for any lot shall be surfaced with all-weather, dustless surface clearly marked for parking.

- c) The minimum size of a parking space shall be 180 square feet in area. Sufficient additional space shall be provided in parking areas for turning of vehicles.
- d) Parking areas may be used by two or more plants when the total number of parking spaces provided is not less than the sum of the spaces required for each plant.
- e) Required parking areas may be provided on either the lot upon which the principal building is located or on any lot the nearest point of which is not more than five hundred (500) feet distant from the nearest point of the property line of the lot where the principal building is located.
- f) Access drives, turn-around areas, loading or unloading spaces and other areas normally used by vehicles on the lot shall be surfaced as required above.
- g) Loading and unloading of vehicles shall be conducted with such vehicles parked completely off any public way. Wherever practicable, all loading and unloading shall be on those sides of the building which do not face a public way. Where loading and unloading must be conducted on any side of a building facing a public way, the loading area shall be so arranged that no part of a truck or other vehicle shall be closer than 10 feet to the street line. Loading or unloading spaces shall be so located that all vehicular turning movements necessary to maneuver about the loading or unloading space shall be made off the public way.
- h) Areas required for parking may be used for loading or unloading operations only during those periods when the parking spaces are not required to accommodate the needs for which they are provided.
- i) Front yard parking shall be permitted provided all requirements relative to required front yards are met.

R103-3 Material and Equipment Storage

The storage of equipment or materials outside of buildings is permitted only under the following conditions:

--The storage shall be in an area enclosed by an opaque fence or sight obscuring screening.

--No materials or stored equipment shall project above such fence or screening except for temporary storage of materials and equipment intended for use in construction during the actual period of active construction.

R103-4 Fencing

Fencing may be erected where it is necessary to protect property or other activity of the occupant, to comply with security regulations of governmental bodies or to protect the public from dangerous conditions. Fences other than storage shielding fences described above shall be of substantial open wire mesh or chain link construction or other open construction of substantial design and shall be erected and maintained in true line.

R104 Infestation

Grounds, buildings and structures shall be maintained free of insects, vermin and rodent harborage and infestation. Methods used for exterminating insects, vermin and rodents shall meet the generally accepted health department practices and shall be in accordance with the manufacturer's specifications.

R105 Garbage and Refuse

- a) Exterior property area shall be kept free from organic and inorganic material that might become a health, accident or fire hazard.
- b) Adequate sanitary facilities and methods shall be used for the collection, storage and handling and disposal of garbage and rubbish. It shall be prohibited to store or accumulate garbage or rubbish in halls or stairways. Every premise shall be provided with such receptacles as may be necessary to contain all garbage and rubbish and all such receptacles shall be maintained in good repair. Receptacles for garbage shall be made of durable material, be watertight and provided with tight fitting covers.

R200 STRUCTURAL REQUIREMENTS

R201 Objective

To assure that the construction of the building will provide:
(a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R202 Structural Soundness

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building.

Sagging of floors, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

Buildings shall be maintained so that protection is provided for all structural members which may become structurally unsound if left unprotected. Causes of such deterioration include, among others, action of freezing and thawing, dampness, corrosion, wetting and drying, and termites or other destructive insects.

R203 Exterior Protection

R203-1 General

Exterior walls shall provide safe and adequate support for all loads upon them. Serious defects shall be repaired and cracks effectively sealed.

Exterior walls, roofs, and all other parts of the structure shall be free from loose and unsecured objects and materials. Such objects or materials shall be removed, repaired or replaced.

R203-2 Basement and Foundation Walls

Exterior basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced.

R203-3 Weather and Watertight

Exterior walls, roofs, and all openings around doors, windows, chimneys, and all other parts of the structure shall be so maintained as to keep water from entering the structure.

R203-4 Stairs, Porches, Landings, Balconies, Fire Escapes, Railings

The stairs, landings, balconies, fire escapes, and railings, affixed to the exterior of every structure shall be kept in good repair and structurally sound. Railings shall be provided for stairs and balconies and, where necessary, for any accessible roofs.

R204 Interior Protection

R204-1 Structural Members

Supporting structural members, of every structure, shall be structurally sound.

R204-2 Floors, Walls and Ceilings

- a) Floors, walls and ceiling shall be structurally sound.
- b) Toilet room and bathroom floors shall be maintained so as to prevent leakage of water through the floor, under normal conditions of use and floor washing, and resultant deterioration or defects in structural members and ceilings below.

R204-3 Stairs and Railings

- a) Interior stairs shall be structurally sound and free from defects. Railings shall be provided for stairs, balconies, landings and stairwells.
- b) Treads or risers that evidence excessive wear or are broken, warped, or loose, shall be repaired.

R204-4 Chimneys, Flues and Vents

- a) Chimneys and all flue and vent attachments thereto, and all other flues and vents, shall be structurally sound and free from defects, to assure the performance of the function for which they were designed and are used.
- b) Chimneys, flues, gas vents, or other draft producing equipment shall provide sufficient draft to develop the rated output of the connected equipment. Chimneys, flue linings, and where required, flues, gas vents, and their supports, shall be structurally safe, durable smoketight, and capable of withstanding the action of the flue gases.

R300 APPEARANCER301 General Requirements

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a reasonable level of maintenance of this plan standards as adopted as part of the Urban Renewal Plan. The exterior of every structure or accessory structure (including fences and signs) shall be maintained in good repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective or deterioration or inadequate maintenance to the end that the property itself may be preserved and safe, and fire hazards eliminated.

R302 Landscaping

Premises shall be kept landscaped and grass areas, hedges and bushes shall be kept trimmed and from becoming overgrown and unsightly where exposed to public view.

R303 Signs and Billboards

No sign shall be erected or maintained unless such sign or billboard complies with all of the following conditions:

- a) It is a non-flashing type, clearly incidental, customary to and commonly associated with the principal use upon each parcel.
- b) It is limited in location to the parcel on which the principal use is located.
- c) It is limited in subject matter to name, design, picture or trademark of the owner, operator, builder, sales agent, managing agent, lessor or lessee of the premises (including merchandise handled or services rendered) and does not include any general commercial advertising unrelated to the principal use.

- e) It does not project above the roof line of the building to which it is affixed. No signs may be painted on building walls.

All permanent signs and billboards exposed to public view permitted by the Urban Renewal Plan shall be maintained in good repair. Any signs which are excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed forthwith.

R304 Windows

All windows exposed to public view shall be kept clean and free of marks or foreign substances.

R305 Protective Coating for Wood Surfaces

All exterior wood surfaces of a structure that are not of a species inherently resistant to decay shall be treated when necessary with a protective coating or other preservative to prevent structural deterioration.

R400 EXTERIOR AND INTERIOR FINISHES

R401 Objective

The use of exterior and interior finishes on the building that will assure against the entrance or penetration of moisture and extremes of temperature; protect from damage by decay, corrosion, insects and other destructive elements; and provide reasonable durability and economy of maintenance.

R402 Exterior Walls

Repairs to existing siding, stucco, or other exterior wall finish method should use standards for new work as a guide.

R403 Roof Covering

All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces which will prevent the entrance of moisture into the structure and provide reasonable durability.

R404 Gutters and Downspouts

Each building shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided.

R405 Flashings

All critical joints in exterior roof and wall construction shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

R406 Windows, Doors and Other Openings

Existing windows and doors, including its hardware, shall operate satisfactorily and give evidence of continuing acceptable service. Trim and the sash or door needing restoration should be guided by the following:

- a) Repair, if work can be done in place;
- b) Replace, if the entire component needs to be removed in order to restore;
- c) Refinish, if only the surface needs work in order to restore to new condition.

R407 Interior Wall and Ceiling Finish

All interior walls and ceilings of rooms and hallways shall provide (a) a waterproof and hard surface in spaces subject to moisture, and (b) there shall not be excessive surface irregularities or cracking.

R408 Finish Floors

Finish floors shall be appropriate for the use of the space and provide reasonable durability and economy of maintenance. Floors in toilet bathrooms should be of a durable, waterproof, nonabsorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum.

R500 INTERNAL CIRCULATIONR501 Stairways

Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously, or to any serious extent, below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

R502 Hallways

Hallways shall provide adequate, safe and unobstructed circulation to various means of exit.

R503 Elevators

Where provided, elevators, shall furnish convenient and safe ascent and descent. The character and type of vertical-lift service and equipment should be appropriate to the building being rehabilitated and to its occupants.

R600 LIGHT AND VENTILATIONR601 Objective

To provide a healthful environment and an acceptable degree of comfort within all areas of a building, by having sufficient light and ventilation, and by the provision of natural ventilation of structural spaces to minimize conditions conducive to decay and deterioration.

R602 Internal Spaces

- a) All rooms shall have natural or artificial light and ventilation to assure healthful and sanitary conditions.
- b) Natural light shall be provided by means of windows, glazed doors or skylights. A glass area of at least 10 percent of the floor area should be provided for all spaces or rooms.
- c) An acceptable means of natural and/or mechanical ventilation shall exist or be provided for all spaces. Ventilation if mechanical or both natural and mechanical shall be provided in an amount not less than a natural area of 4 percent of the floor area of the space.

R603 Public Spaces

- a) Adequate artificial light shall be provided for all public spaces, stairways, hallways and passageways.
- b) All public entrance spaces shall be provided with natural light through windows, doorways or equivalent glass area of at least 10 percent of the floor area.
- c) Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided for all public entrance spaces, hallways and stairways.

R604 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

R605 Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basement-less spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

R606 Bathrooms and Toilet Compartments

- a) Artificial light shall be provided.
- b) Ventilation shall be provided by natural in amounts not less than 1-1/2 sq. ft., or by mechanical ventilation or by gravity-type ventilation equipped with a winddriven roof ventilator above the roof level.

R700 FIRE PROTECTION

R701 Objective

To assure a high degree of safety to life and property preservation for the building, by the separation of areas and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.

R702 Exits

- a) Each street level nonresidential use or public premises shall have at least two exits providing unobstructed travel to the outside of the building.
- b) Each nonresidential use or public premises above street level shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit by means of a doorway, stairway, protected passageway, or openable window. In buildings three or more stories above grade, the secondary exit from the third story, or from any additional stories, shall be by stairway, fire escape or horizontal passageway providing a safe path of escape in case of emergency.
- c) Access to either required exit shall not necessitate passage through another business space nor shall be subject to locking by any device which would impede or prohibit ready egress.

- d) In three or more story structures accommodating more than one business there shall be at least one noncombustible stairway, except that a combustible stairway is acceptable under either of the following conditions:
- (1) An approved automatic sprinkler system in accordance with National Fire Protection Association Standard No. 13, shall be installed in the stairhall and above the stairs on all floors; or
 - (2) The stairway shall be enclosed within walls providing not less than a 1-hour fire resistance rating. Door openings in stairway enclosures shall be protected by doors and door frames having not less than a 3/4-hour fire resistance rating. Flush-type, solid wood 1-3/4 inch thick doors are an acceptable alternate. All doors shall be equipped with self-closing devices. No transoms shall be permitted.

R703 Prohibited Accumulations and Storage

It shall be prohibited:

- a) To accumulate or store except in approved locations, any highly flammable or explosive matter, such as paints, volatile oils, cleaning fluids and similar materials, or any combustible refuse, such as waste paper, boxes, rags or similar materials; and
- b) To accumulate or store materials on fire escapes or stairs, in stairways or passageways, at doors or windows, or under public stairs or in any other location where in the event of fire, such materials may obstruct egress of occupants or interfere with fire-fighting operations.

R704 Interior Fire Protection

Walls and ceilings shall be maintained free from cracks and openings which would permit flame or excessive heat to enter the concealed space.

CHAPTER III - EQUIPMENT REQUIREMENTS

R100 GENERAL

Plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and radiation production equipment, elevators, dumbwaiters, escalators, and other mechanical additions, installations, or systems for the use of the building shall be installed, located and maintained so that under normal conditions of use such equipment and systems will not be a danger to health or welfare, a danger because of structural

defects, or a source of ignition, or a radiation hazard, and will not create excessive noise, or otherwise become a nuisance or a hazard. Equipment and systems include, but are not limited to, apparatus, devices, fixtures, piping, pipe hangers, pipe covering, wiring, fittings, and materials used as part of, or in connection with, such installations. Moving parts of equipment which may be a potential hazard shall be safeguarded to protect against accidental contact.

R200 PLUMBING

R201 General Requirements

Plumbing systems shall be maintained in sanitary and serviceable condition, and installed and maintained in accordance with the Plumbing Code of the City of Springfield. Plumbing systems shall be maintained so as not to weaken structural members nor cause damage or deterioration to any part of the building through fixture usage.

R202 Water Supply

- a) Water supply systems shall be installed or maintained so as to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume, and at pressures adequate to enable them to function satisfactorily and without undue noise under all normal conditions of use.
- b) Water supply systems shall be installed or maintained so that water used for purposes of cooling or heating shall not be reintroduced into the domestic water supply system to be distributed through such equipment to plumbing fixtures.
- c) Hot water supply systems shall be provided with safety devices arranged to relieve hazardous pressures and excessive temperatures.

R203 Sewage Drainage System

- a) Plumbing fixtures shall be drained to a sewage drainage system and such system shall be connected to a public sewer.
- b) Each fixture directly connected to the sewage drainage system shall be equipped with a water seal trap except as provided in the Plumbing Code of the City of Springfield. Adequate cleanout shall be provided and maintained so that the pipes may be readily cleaned.

- c) The drainage system and its attendant vent piping shall be maintained so as to provide adequate circulation of air in all pipes in order that a siphonage, aspiration, or pressure will not cause a loss of trap seal under ordinary conditions of use.
- d) Each vent terminal to the outer air shall be installed and maintained so as to minimize the possibilities of clogging, frost closure, the return of foul air to the building, or the creation of a nuisance to adjacent premises.

R204 Storm Drainage System

Roofs and paved areas, including yards and courts, shall be properly drained. Storm drainage shall be conveyed to an adequate and approved system of water disposal where available. Storm drains shall be discharged in such manner that the water will not flow onto sidewalks. Gutters and leaders shall adequately protect adjoining property from the water flowing from such roofs.

R205 Plumbing Fixtures

- a) Plumbing fixtures shall be made of smooth nonabsorbent material and shall be free from concealed fouling surfaces.
- b) Plumbing fixtures shall be so spaced as to be reasonably accessible for their intended use.
- c) Plumbing fixtures shall be located in spaces that are accessible, lighted, and ventilated.

R300 HEATING

R301 Smoke Control

Fuel-burning heat producing equipment shall be installed and maintained so that emission or discharge into the atmosphere of smoke, dust, particles, odors or other products of combustion will not create a nuisance or be detrimental to the health, comfort, safety or property of any person.

R302 Warm Air Heating

Ducts and other air handling equipment used for heating shall conform to the requirements of such equipment used for ventilating purposes.

R303 Fuel Supply Connection

Fuel-burning equipment shall be permanently fastened and connected in place. Fuel supply connection to such equipment shall be made with approved pipe or with an approved flexible tubing connector and be protected against mechanical injury and corrosion.

R304 Installation and Clearance

Where heat producing equipment is installed on, or adjacent to, combustible materials, the location, insulation, clearance, and the control of the equipment shall be such that the temperature on the surface of the combustible materials will not exceed a safe temperature.

R305 Air Supply

Direct-fired heat producing equipment and the enclosure in which it is located shall be provided with a supply of air adequate to replenish that consumed by complete combustion at the rated gross output of the equipment and for the ventilation of the enclosure to prevent the accumulation of heat.

Such air shall be supplied by means of one or more openings to the exterior, or by means of fixed openings to interior spaces which open to the exterior.

R306 Removal of Products of Combustion

Equipment for burning solids or liquid fuel shall be connected to suitable chimneys or flues and shall not be connected to gas vents. Unvented heaters burning liquified fuel shall be prohibited. Gas-fired equipment shall be connected to a suitable chimney, flue or gas vent when the discharge of products of combustion into the space where the equipment is installed would be a hazard.

R307 Safety Devices

Equipment capable of developing hazardous pressures or temperatures shall be provided with means to relieve safely such pressures and temperatures.

Controls for the safe operation of automatically operated heat producing equipment shall be provided to function as follows. When failure or interruption of flame or ignition occurs, the fuel supply shall be cut off. When a predetermined temperature or pressure is exceeded, the input of additional heat shall be prevented or reduced to a safe rate. When the water level in a steam boiler drops below a predetermined level, the fuel supply shall be cut off. When failure or interruption of pilot light occurs, the fuel supply to each pilot light and main burner shall be cut off.

R400 CHIMNEYS, FLUES AND GAS VENTS

R401 General Requirements

- a) Chimneys, flues, gas vents and their supports shall be installed and maintained so as to be structurally safe, durable, smoketight, non-combustible, and capable of withstanding the action of flue gases without softening, cracking, corroding or spalling.
- b) Such facilities shall effectively convey the products of combustion to the outer air.
- c) Masonry chimneys shall have noncombustible foundations. Approved prefabricated chimneys shall be installed according to the requirements of the Building Code of the City of Springfield.
- d) Flue linings shall be capable of withstanding the action of flue gas without softening, cracking, corroding or spalling at the temperature to which they will be subjected.
- e) Openings for smoke pipes or gas vent connections shall be provided with means for easy connection without restriction of flue.
- f) Smoke pipes and gas vents shall be securely supported and be prevented from falling out of the flue.

R402 Fire Safety

Chimneys, flues, and gas vents shall be installed and maintained so that under conditions of use, the temperature of any combustible materials adjacent thereto, insulated therefrom or in contact therewith, does not exceed a safe temperature.

R500 ELECTRICAL

R501 General

- a) Electrical wiring and equipment shall be installed and maintained so as not to be a potential source of ignition of combustible material or a potential source of electrical hazard. Electrical wiring and equipment shall be firmly secured to the surface on which it is mounted.

- b) Electrical wiring and equipment installed in damp or wet locations or where exposed to explosive or flammable gases, or to excessive temperatures, shall be of a type approved for the purpose and location.
- c) Electrical wiring and equipment shall be protected against excessive current by properly rated overcurrent devices.
- d) Electrical wiring and equipment shall be grounded, or otherwise protected by insulation, isolation, or guarding so as to minimize the danger of high voltages from lightning or other causes.

R600 NUISANCE ODORS

There shall be no emission of toxic or noxious matter or objectionable odors of any kind in such quantity as to be readily detectable at any property line of the lot on which the use emitting the toxic or noxious materials or odor is located. For the purpose of this section, toxic or noxious matter is any solid, liquid, or gaseous matter, including but not limited to gases, vapors, dusts, fumes, and mists, containing properties which by chemical or other means are:

- Inherently harmful and likely to destroy life or impair health, or,
- Capable of causing injury to the well-being of persons or damage to property.

R700 HEAT AND GLARE

Except for approved exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Glare shall be shielded in such a way that it will not be visible from other lots or public ways.

Exterior lighting, including but not necessarily limited to lighting of exterior walls of buildings from an external light source, lighting of parking areas and lighting of walks and drives shall be done in such a manner as to direct light away from adjacent lots and public ways.

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EXHIBIT D

DESIGN OBJECTIVES

BRIGHTWOOD URBAN RENEWAL PROJECT

SPRINGFIELD, MASSACHUSETTS

The redeveloper will be required to meet certain design objectives enumerated below, in order that sound and attractive development will be achieved which will serve to insure that the new development is properly integrated into the Brightwood neighborhood.

A. GENERAL DESIGN OBJECTIVES

The design of particular elements should be such that the overall re-development of the renewal area will:

1. Provide an attractive residential neighborhood environment;
2. Blend harmoniously with the character of the existing-to-remain and proposed new development in the Brightwood neighborhood;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the residential character of the neighborhood;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for necessary and attractive residential amenities to support predominantly residential area, such as schools, parks, recreation areas, churches, retail shopping facilities and public and private utilities;
7. Provide for the maximum separation and protection of pedestrian access routes from vehicular traffic arteries.

B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS

1. Building Design Objectives

- a. All new buildings shall be of design and materials which will be in harmony with existing-to-remain buildings and other new development in the neighborhood and subject to design approval of the Springfield Redevelopment Authority.

- b. In multi-family developments and developments where there will be more than one building on a single site, such buildings shall be designed as an integrated part of an overall site design related to other surrounding development and topographical conditions.
- c. Treatment of the sides and the rear of buildings shall be comparable in appearance and amenity to the treatment given to the street frontage of these same buildings.
- d. The design of buildings shall take optimum advantage of available views and topography, and shall provide, where appropriate, separate levels of access.
- e. All living units shall give maximum consideration to sunlight and ventilation requirements.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

- a. All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.
- b. Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the buildings for which they are developed.
- c. Landscaped, paved and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas and adjacent buildings on the same site.
- d. The location and design of pedestrian walks should provide for maximum safety and separation from vehicular traffic, and should recognize desirable views of new and existing development in the area and surrounding community.
- e. Materials and design of paving, retaining walls, fences, curbs, benches, etc., shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

- a. Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of overall site design.
- b. Large parking areas shall be subdivided into lots, by landscaped dividing strips or landscaped walks.

4. Landscape Design Objectives

- a. A coordinated landscaped design over the entire project area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective of the Local Public Agency.
- b. Primary landscape treatment shall consist of nondeciduous shrubs, ground cover, and street trees as appropriate to the residential character of the project area.

5. Project Improvements Design Objectives

- a. Public rights-of-way. All streets, sidewalks, etc., with public rights-of-way will be designed by the City of Springfield and will be consistent with all design objectives.
- b. Street lighting and signs. Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary.
- c. Rough grading. Existing structures, retaining walls, underbrush, pavement, curb and gutters will be removed and the entire site graded in conformance with the final project design determined by the Springfield Redevelopment Authority.

C. DESIGN REVIEW

Prior to commencement of construction, architectural drawings and specifications and site plans for the construction of improvements on the land shall be submitted by the developers to the Springfield Redevelopment Authority for review and approval to determine compliance of such drawings, specifications and plans with the Urban Renewal Plan.

It is expressly understood that approval of any plans by the Springfield Redevelopment Authority applies to any and all features shown thereon, and that any subsequent additions, deletions or other modifications thereof are required to be submitted by the redeveloper for approval by the Springfield Redevelopment Authority before actual construction can begin.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-99

BINDER NO.

BRIGHTWOOD URBAN RENEWAL PROJECT
SPRINGFIELD REDEVELOPMENT AUTHORITY
SPRINGFIELD, MASSACHUSETTS

SUBMISSION DATE:

RELOCATION REPORT

CODE NO. R-223

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TEXT

- I. The Relocation Program.
- II. Estimates of Housing Needs and Resources.
- III. Copy of Letter from Local Housing Authority -- submitted separately.
- IV. Proposed Informational Statements for Issuance to Families, Individuals and Business Concerns -- submitted separately.

FORMS

Form HUD-6122 -- Estimated Housing Requirements and Resources for Displaced Families,

Form HUD-6122 -- Estimated Housing Requirements and Resources for Displaced Individuals.

Form HUD-6122 -- Estimated Housing Requirements and Resources for Displaced Families -- Riverview Public Housing Project.

EXHIBITS

- Exhibit A - Letter from Springfield Housing Authority Indicating Vacancies.
- Exhibit B - Vacant Commercial Space in Springfield
- Exhibit C - Commercial Space for Rent

Brightwood Urban Renewal Project

Springfield, Massachusetts

RELOCATION REPORT

I. The Relocation Program

The Brightwood Urban Renewal Project is being undertaken by the Springfield Redevelopment Authority to accomplish the following principal objectives: to eliminate blighted conditions through conservation and rehabilitation where feasible and through clearance where necessary, to secure the development of new housing for families and individuals of low and moderate income on presently vacant land or on land cleared for redevelopment, to improve the public facilities serving the occupants of the area, and to provide land for new industrial development in appropriate locations so as to strengthen the economic and employment base of the area.

Displacement of families and individuals by urban renewal activities in the project area will arise principally from clearance for redevelopment and to a lesser extent from major rehabilitation of certain existing residential structures.

A. Administrative Organization

1. Responsible Agency

The Springfield Redevelopment Authority is the agency responsible for administering relocation operations. The Authority in effect functions as the central relocation agency for displacement caused by public action since, under contract with the State of Massachusetts, it is in charge of relocation from the two express ways now under development in the city and also handles relocation caused by other public action.

2. Staff

The Development Administrator is the Administrative Officer of the Springfield Redevelopment Authority and will be directly responsible for relocation activities, subject to overall policy decisions established by the governing body of the Authority. The Director of Relocation and Property Management is responsible for implementing the relocation program on a day-to-day operation. The Director of Relocation and Property Management is responsible to the Deputy Development Administrator. In addition to the

Director, the staff consists of an Assistant Director, Supervisor of Business Relocation, Rental Agent, eight (8) interviewers, four (4) clerical people, property manager, maintenance mechanic and a maintenance aide. Several members of the staff are bilingual, which will permit easier communication with non-English speaking persons. The function of the relocation staff with respect to residential relocation shall be as follows:

- Maintain, up-date and augment the survey data obtained for the project area by regular periodic contact with site occupants;
- Dispense pertinent information relative to the relocation program;
- Consult, advise, and assist in formulating rehousing needs considering family composition, income, age, physical fitness, and desired location;
- Locate, inspect and categorize vacant dwelling units for suitability as relocation resources;
- Accompany occupants to view LPA referral housing resources;
- Inform project site occupants of their rights and responsibilities;
- Assist occupants in filing properly documented claims for relocation and adjustment payments.

The Supervisor of Business Relocation will supervise a minimum staff of one interviewer to work exclusively with businesses, in addition to other interviewers from the pool as they are needed, and have assigned one clerical person to work exclusively with business concerns. With respect to business relocation, the functions of the relocation staff shall be as follows:

- Determine the characteristics and relocation needs of businesses to be displaced.
- Assist businesses in locating suitable quarters;
- Arrange and coordinate meetings between representatives of the Small Business Administration and business concerns;
- Coordinate, when possible, project schedules and business operations, i.e., peak periods, slow periods, etc., to relocation activity;
- Inform occupants of their rights and responsibilities;
- Assist and advise in the proper filing and necessary documentation for claims for relocation expenses and displacement payments.

B. Relocation Standards

1. Physical Condition

The housing offered to project families and individuals will conform to the following standards established for "decent, safe and sanitary" housing as well as existing local codes and ordinances:

- a. Condition of Structure. A structure which is safe and sound, weathertight, and in good general repair, thus ruling out structures with such defects as substantial sagging of floors, walls or roofs, unsafe foundation, holes, open cracks, rotted material and similar unsound conditions.
- b. Bathroom Facilities. A private flush toilet, lavatory basin and shower or bathtub, adequately installed and functioning properly, and running hot water, all for the exclusive use of the occupant of each dwelling unit. For occupants of rooming units, the above facilities shall accommodate no more than eight rooming occupants.
- c. Kitchen Facilities. For the exclusive use of each dwelling unit occupant, a kitchen sink with hot and cold running water, properly connected and proper utility installations for connecting a cook stove and refrigerator, and suitable arrangements for storage of food.
- d. Water Supply. Each occupant of every dwelling unit and rooming unit shall be provided a supply of water sufficient in quantity and pressure to meet the ordinary needs of the occupants.
- e. Hot Water Facilities. Necessary equipment to provide each occupant of dwelling and rooming units an adequate supply of hot water for use at a temperature of not less than 120 degrees fahrenheit.
- f. Heating Facilities. Each dwelling unit and rooming unit shall be adequately provided with heating facilities to insure a temperature reading of at least 70 degrees fahrenheit in every habitable room and bathroom during such times of the year and of the day as conforms with local practice, except and to the extent the occupant is required to do so under a lease agreement. Space heaters shall be properly vented in a manner leading to the outdoors.
- g. Lighting and Electrical Facilities. There shall be transparent glass which admits natural light from the outdoors in every habitable room equivalent to not less than 10 percent of the floor area of the room. There shall be adequate and safe wiring for lighting and other electrical services. There shall be in each habitable room two separate wall-type convenience outlets, or one outlet and one electric light fixture.

There shall be provided in each bathroom an electric light fixture. There shall be provided adequate light fixtures for illumination of all hallways, porches, cellars and stairways used or intended for use by the occupants.

- h. Ventilation. There shall be for each habitable room and bathroom, ventilation to the outdoors, consisting of windows, doors, skylights, or transoms, that can be easily opened but which are not exposed to direct rainfall.
- i. Sewage Disposal. All plumbing shall be connected to a sanitary drainage system in accordance with accepted plumbing standards.
- j. Size of Space. Every dwelling unit shall contain a minimum of 150 square feet of floor space for the first occupant, and a minimum of 100 square feet of floor space for each additional occupant. Every room occupied for sleeping purposes shall contain a minimum of 70 square feet of floor space and at least 50 square feet of floor space for each occupant. In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every room for sleeping purposes with more than one occupancy shall contain at least 60 square feet of floor space for each occupant. Overcrowding conditions are defined as when conditions occur where there is more than 1.0 persons occupancy per median number of habitable rooms per dwelling unit, or more than 2 persons per bedroom occupancy.
- k. Safety and Health. Every dwelling unit and rooming unit shall have as many means of exit as will allow for the safe passage of all occupants. There shall be no fewer than two exits from each dwelling unit and each floor of rooming units. All equipment, such as handrails, porches, etc., shall be in sound physical condition. All structures containing dwelling units and rooming units shall be maintained free from insects and rodents. Each dwelling unit and rooming unit shall be provided adequate garbage and rubbish storage and disposal in watertight receptacles or incinerators.
- l. Codes. All dwelling units and rooming units shall conform to the local codes and ordinances of the City of Springfield. Any variance of the local codes by this Authority shall have the written approval of the local code enforcement agency.
- m. Standards to be Applied to Housekeeping Units for Individuals. Project area surveys have revealed that there are no roomers or boarders who will require non-housekeeping units. However, if any appear during project execution, standards to be applied to relocating non-housekeeping units shall be the same as those enumerated above, except that for Item B, Bathroom Facilities, the enumerated facilities may be used communally and shall accommodate no more than eight persons; and Item C, Kitchen Facilities, shall not be applicable.

2. Standards for Displacees' Ability to Pay

In determining rent paying ability, the displaced occupants will not be expected to pay more than the rent-income ratios set forth below:

- a. Public Housing -- rents as established by the Springfield Housing Authority.
- b. Public assistance cases -- maximum rent allowances under public welfare agency limitations.
- c. In the case of a dwelling unit receiving a rent supplement under Title I of the Housing and Urban Development Act of 1965, 25 percent of the tenant's gross income.
- d. Individuals and families of one to two persons -- 25 percent of gross income.
- e. Families of three to four persons -- 22.5 percent of gross income.
- f. Families of five or more persons -- 20 percent of gross income.
- g. Home purchasers -- not more than two times the gross annual income.

3. Location Standards

The Springfield Redevelopment Authority will assist all occupants displaced in finding decent, safe and sanitary housing at rental or sales prices which they can afford. The relocation housing will be relocated convenient to places of employment and in neighborhoods served by public utilities and commercial facilities and convenient to public schools.

4. Temporary Relocation

Temporary relocation activities are expected to be limited primarily to cases of major rehabilitation of existing residential structures where the nature of the work will require temporary vacating of the premises and where existing occupants are desirous of and financially capable of reoccupying the premises after completion of rehabilitation. Also, consideration may be given to moving basically sound but poorly located residential buildings to vacant lots in sections of the project designated for residential conservation and rehabilitation. During the course of any such move, temporary housing will be supplied, but in no case will the costs of moving a house be paid for by the LPA. Minimal temporary relocation is contemplated for occupants of properties to be acquired for clearance and redevelopment. Temporary relocation cost shall be borne by the Springfield Redevelopment Authority and will not affect the obligations of this Authority with respect to permanent relocation or relocation expenses.

C. Proposals for Obtaining Relocation Housing

1. The mobilization of available relocation housing resources for displaced families and individuals is being undertaken as follows:
 - a. Locating Vacancies. A systematic review of all advertised vacancies in greater Springfield is maintained by the relocation staff. The cooperation of church groups, home builders, civic groups, the Springfield Housing Authority, the Urban League, real estate agencies, Health Department, and utility companies is encouraged and utilized in order to maintain as complete a listing of vacancies and units to become available as possible. Vacancies not listed or advertised are being picked up through mobile windshield surveys by the staff.
 - b. Listing of Vacancies. An index file has been established to catalog and classify all vacancies. Units are identified by location, type, size, unit location within the structure, date of availability, limitations on occupancy, utilities, facilities available and a determination based on standards set forth above. Listings do not include units scheduled for clearance by any governmental activity. All listings are available on an open occupancy basis to all displacees. Listings maintained by the LPA include the names and addresses of real estate agencies, brokers, and boards in or near the project area, which deal in property that may be appropriate as a relocation resource and which is available on a nondiscriminatory basis.
 - c. Admission Preferences to Private and Public Housing
 - (1) Private property owners, agents and developers of housing will be requested to extend admission preferences to displaced occupants.
 - (2) Displaced occupants eligible and desirous of relocating to federally-aided or state-aided public housing will be given preference for admission. Income limits for public housing are as follows:

Federally-Aided Low Income Public Housing

<u>Family Size</u>	<u>Regular Annual Income</u>	<u>*Special Annual Income</u>	<u>Continued Occupancy</u>
1 - 2 Persons	\$3800	\$4200	\$4800
3 - 4 Persons	4400	4900	5500
5 - 6 Persons	4800	5300	6000
7 Persons	5000	5500	6300
8 or More	5300	5800	6700

*For Urban Renewal Displacees

Minimum Gross Rent is \$43.00 per month

State-Aided Veterans' Housing

<u>Family Size</u>	<u>Annual Admission Income</u>	<u>Continued Occupancy</u>	<u>Percent of Income for Rent</u>	<u>Minimum Shelter Net Rent</u>
One minor dependent	\$4500	\$5000	18%	\$30.00
Two Minor dependents	4700	5200	16%	26.50
*3 Minor Dependents	4900	5400	14%	23.50

*Tenants are allowed an additional \$200 deduction from gross annual income for each minor dependent in excess of three.

Elderly Housing

<u>Family Size</u>	<u>Admission Income</u>	<u>Continued Occupancy</u>	<u>Minimum Gross Rent</u>
1 Person	\$2500	Unlimited	\$46.00
2 Persons	3000	Unlimited	46.00

Site occupants eligible and desirous of relocating to FHA-insured housing under Section 221 of the National Housing Act, will have priority admission through the issuance of FHA Form 3476, Certificate of Eligibility.

2. Availability of Existing Housing and Actions to Provide Additional Housing for Relocation Purposes

- a. With a current overall vacancy rate of approximately 6 percent in the Springfield housing supply, it is considered that there

are ample existing standard housing resources to accommodate families able to pay monthly rents of \$100 or more or equivalent ownership charges.

- b. The Springfield Housing Authority has under management 1,183 Federally-aided and state-aided public housing units for families and individuals of low income. As of November 1, 1966, 109 of these units were vacant.
- c. In addition to the units mentioned above, the Springfield Housing Authority has received approval from the Department of Housing and Urban Development for the following Federally-aided low rent public housing:

200 geriatric units in the Belle-Charles area, called Twin Towers. Ground-breaking occurred on February 10, 1967; scheduled to be ready for occupancy in August, 1968;

100 new four and five bedroom units for large families; site acquisitions and construction costs are undergoing negotiations; to be available by 1969;

200 units of Section 23 Leased Housing; to be available as needed to relocate low-income displacees;

300 units to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing; to be available as needed to relocate low-income displacees.

- d. The redevelopment proposals for the Brightwood Urban Renewal Project involve the offering of vacant or cleared land in the area for Section 221(d)(3) housing for moderate income families and individuals, and the stimulation of non-profit or limited-dividend corporations to undertake such developments.

The new and rehabilitated housing described above will be available on a non-discriminatory basis. The range of housing types involved is expected to meet in any special rehousing problems, including large families, the handicapped, and elderly or non-elderly displaced individuals, because developers will gear their activities to the market, which will include displacees.

D. Relations with Site Occupants

1. Informational Program

The relocation staff shall exert every effort to keep all site occupants, -- families and individuals, non-profit institutions, and businesses, -- informed of project activities and aware of their rights and responsibilities with respect to relocation. In addition to receiving the required informational statements, site occupants will be furnished with other informative written material and will be encouraged to participate in meetings arranged by the Authority for site occupants.

2. Site Occupants Survey

Upon approval by the local governing body of this project, the relocation staff will obtain detailed information and will update information obtained during the planning stage in order to ascertain relocation requirements. Relocation staff interviewers will be assigned specific site occupants as a means of promoting an effective cooperative relationship with those occupants ultimately facing relocation.

3. Site Relocation Office

A site office is currently located within the project area. Relocation activities will be handled from this office. Office hours are 8:30 a.m. to 5:00 p.m. Monday through Friday, with other hours arranged for maximum convenience of site occupants.

4. Referral Procedures

Families and individuals will be given appropriate referrals obtained by the relocation staff and will be encouraged to accompany their interviewer to inspect the referrals. Occupants will be referred only listings which have been pre-inspected by the staff and conform to the standards for relocation purposes. Occupants referred to public housing and FHA-insured housing will be given appropriate documentation to indicate priority admission preference, due to displacement caused by urban renewal activity. The Springfield Redevelopment Authority will not make referrals to units that are or may be scheduled for clearance by any form of governmental activity.

5. Inspection of Relocation Housing

a. Inspection of Vacancies. The relocation staff will inspect and evaluate all vacancies referred, in order to determine the adequacy of such dwelling units for relocation purposes in accordance with the standards set forth in this relocation plan.

- b. Inspection of Dwellings of Self-Relocated Occupants. All occupants will be encouraged to inform the relocation staff of their intentions to relocate prior to actual displacement. This will provide the staff with the opportunity to inspect the vacancies located by site occupants and to advise occupants of the suitability or inadequacy of such units. In the event that relocation into substandard units occurs, the relocation staff shall inform the family or individuals that the unit is substandard, and offer to secure standard accommodations. The displacee will be told that should he choose to remain, the substandard condition must be corrected or it will be reported to the local code enforcement agency. The landlord will also be contacted by the LPA and told of what corrections are necessary. If the occupant refuses further assistance and/or the landlord refuses to make the necessary repairs, the LPA shall refer the matter to the local code enforcement agency.

6. Tracing Self-Relocated Families

Families that move without notification and new address will be traced by the staff from such sources and leads as employers, schools, utility companies, post office, etc. If located within reasonable distance, an inspection of the new location will be made. In cases where the family cannot be traced, the records of the Springfield Redevelopment Authority will indicate what efforts were made to locate the family.

7. Referral to Social Agencies

The LPA has a position on its Table of Organization for a social worker. He would normally make diagnostic studies of problem families to be relocated. The LPA anticipates filling this position. In the meantime, all displacees requiring special social service assistance will be referred to either the Community Case Study Review Committee, or the Child and Family Service of Springfield, Inc. The Community Case Study Review Committee was conceived of by the Springfield Redevelopment Authority and organized under the auspices of the Community Council. The membership is made up of both public and private agencies who meet regularly to act as a clearing-house in order to refer cases presented to the appropriate agency or agencies. The Springfield Redevelopment Authority, through its Director of Relocation and Property Management, will continue to associate itself with this committee. Child and Family Service of Springfield, Inc., is a private Red Feather agency which volunteered its services to the Springfield Redevelopment Authority to assist in emergency situations and follow-up services to occupants who are removed from the LPA caseload by relocation. The Springfield Action Program, which is the local poverty program, will also be tied in. The LPA is considering an early site office opening for Diagnostic and Referral Services prior to acquisition, as provided for in LPA letters #347 and #367.

8. Assistance to Prospective Home Buyers

The Springfield Redevelopment Authority will issue FHA Form 3476 to prospective home purchasers and to prospective tenants of any Section 221(d)(3) rental or cooperative housing, and will continue to utilize listings offered for sale by the FHA and VA in the greater Springfield area.

E. Policy of Eviction

Eviction shall be undertaken by the LPA only as a last resort and shall be undertaken only under one or more of the following circumstances:

- Failure to pay rent;
- Maintenance of a nuisance or use of the premises for illegal purposes;
- A material breach of the rental agreement;
- Refusal to consider accommodations meeting relocation standards;
- Refusal to admit a relocation interviewer;
- Situations requiring eviction under state or local law.

F. Relocation Payments

1. Payments shall be made in accordance with the regulations governing relocation payments to eligible families, individuals, nonprofit institutions, and businesses displaced from the project area by the Springfield Redevelopment Authority or by other public action. Such payments shall be based on the regulations stipulated by the Housing Act of 1949 as amended. The LPA shall incorporate any additional relocation payments that may be enacted under the Housing Act during the term of this project.
2. Claims for relocation payment shall be submitted to the Springfield Redevelopment Authority within six (6) months from the date of displacement. Relocation adjustment payments and small business displacement payments shall be submitted to the LPA within 60 days of written notification.
3. Limitations on the amount of relocation payments shall consist of the following:
 - a. Fixed relocation payments for individuals and families not owning furniture shall be \$5.00 and \$10.00 respectively.
 - b. Fixed relocation payments and moving expenses and/or actual direct loss of property for individual and family residence owning personal property shall not exceed \$200.00 per move.

- c. Relocation payments for a business concern claiming moving expenses and/or direct loss of property shall not exceed \$3000.00.
- d. A business concern claiming actual moving expenses only shall be limited to \$25000.00.
- e. Relocation adjustment payments shall be limited to the current \$500.00 limitation. Small business displacement payments shall be limited to the current \$2500.00 limitation.

4. The Springfield Redevelopment Authority will continue to allow residential occupants the option of submitting a claim for actual moving expenses incurred or a fixed payment. In no case may the maximum exceed the limits established by the Urban Renewal Manual.

G. LPA Services

Individuals occupying separate housekeeping units and other individuals will be given full assistance by the Relocation Office in finding suitable new quarters.

Business Relocation Services

Business concerns will be given full assistance by the supervisor of business relocation and other staff members assigned full-time to assist business operators in making relocation plans. The experience gained over the past four years, together with the liaison established with commercial brokers and realtors, will be helpful in achieving relocation. The Springfield Redevelopment Authority and the Springfield Joint Civic Agencies will continue to work closely together in attempting to retain displaced businesses in operation and in the Springfield community.

Interviews will be held with all businesses facing displacement to determine their space needs and locational preferences. The Authority's business relocation service will make arrangements to obtain listings of available commercial space for referral to the potential business displacees. Such arrangements for listings will include the names and addresses of real estate agencies, brokers, and boards in or near the project area, to which business concerns may be referred for assistance in obtaining commercial space.

The Authority will also continue its liaison with the local office of the Small Business Administration to provide technical and financial assistance to business concerns facing displacement from the project area.

H. Commonwealth and Local Law

The requirements of the Commonwealth and local law will be complied with. The relocation plan for this project shall be forwarded to the Commonwealth of Massachusetts Department of Commerce and Development for approval as required.

II. ESTIMATES OF HOUSING NEEDS AND RESOURCES

Form HUD-6122. Estimated Housing Requirements and Resources for Displaced Families

The following section is an analysis of the housing needs of the displacees of the Brightwood Project, and the resources which will be available to them for relocation purposes. This analysis indicates that adequate standard private and public housing will be available in the city to meet the relocation needs of site occupants who will be displaced during the relocation period.

Families and individual householders will be displaced from Brightwood due to three activities: (a) 222 families and 37 individual householders will be displaced from property to be acquired by the Local Public Agency (clearance), shown in Block II; (b) 71 Families and seven individual householders will be displaced due to rehabilitation, conservation, and code enforcement of private residential structures within the project area, shown in Block IV; and (c) 71 families will be displaced due to the proposed conversion of dwelling units in Riverview Apartments, a low-rent public housing project within the project area, shown on a separate HUD-6122 form. This yields an estimated total of 364 families and 44 individual householders to be displaced in Brightwood.

There will be a major relocation program competing with Brightwood, that of the proposed North Springfield Consolidated School Site. Two hundred and fifty-one families and 83 individual householders will be displaced.

The total relocation load confronting Springfield due to scheduled public action is therefore estimated at 515 families and 127 individual households. This relocation is expected to take place over a seven-year period.

The following housing resources in their aggregate, assure the feasibility of the relocation program: (a) The listing of available private rental and sales housing on file with the Relocation Office of the LPA, shown on pp.4 and 5 of HUD-6122; (b) 1,183 existing low-rent public housing units presently under the management of the Springfield Housing Authority, which have vacancy and turnover ratios of approximately ten percent; and (c) 600 additional low-rent housing units approved by the Federal Department of Housing and Urban Development, but not yet utilized by the city.

In accordance with Renewal Projects Administration requirements, Form HUD-6122 is attached. This form presents data on site occupant's family size, income, tenure, race, eligibility for publicly-assisted housing, rehousing proposals, and resources estimated to be available within the City of Springfield during the proposed seven-year relocation period.

Block II

Data for displacees from property to be acquired(Block II) was gathered by a sample survey of 77 percent of site occupants so affected, and was conducted by the consultant and members of the relocation staff of the Local Public Agency.

Block III

Not applicable.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES	PROJECT LOCALITY Springfield, Massachusetts
	PROJECT NAME Brightwood
	PROJECT NUMBER Mass. R-99
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 84 mos. DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	916	550	366
b. Estimated number to be displaced from property to be acquired by LPA	222	178	44
c. Estimated number to be displaced from property to be acquired by other public bodies	Not Applicable		
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	71	65	6

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	178	133	45	44	43	1
b. Eligible for federally aided public housing	96	73	23	36	36	0
c. Eligible for State or locally aided public housing	*	*	*	*	*	*
d. Ineligible for public housing	82	59	23	8	7	1

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing	Not Applicable					
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	65	32	33	6	3	3
b. Eligible for federally aided public housing	20	15	5	4	2	2
c. Eligible for State or locally aided public housing	*	*	*	*	*	*
d. Ineligible for public housing	45	17	28	2	1	1

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	243	163	80	50	20	30
b. Private rental housing	57	57	0	2	2	0
c. Private sales housing	89	89	0	8	8	0
d. Federally aided public housing	80	0	80	30	0	30
e. Other public housing	17	17	0	10	10	0

*See narrative text regarding state-aided public housing eligibility.
Mass. R-99/R-223

PROJECT NAME **Brightwood** PROJECT NUMBER **Mass. R-99**

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	243	88	33	34	25	31	8	10	14
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	3	2	1						
\$150 - \$199	5	5							
\$200 - \$249	17	9	2	3	3				
\$250 - \$299	21	7	4	4	3	2		1	
\$300 - \$349	35	11	8	4	2	6	1		3
\$350 - \$399	19	11		1	1	2		1	3
\$400 - \$449	51	10	8	8	4	11	5	2	3
\$450 - \$499	16	6	1	4		3		1	
\$500 or more	77	27	9	10	12	7	2	5	5

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	243	76	69	54	24	20
\$0 - \$49						
\$50 - \$99						
\$100 - \$149	3	2	1			
\$150 - \$199	5	1	1			
\$200 - \$249	17	4	4	6		
\$250 - \$299	21	6	6	6	1	
\$300 - \$349	35	8	13	8	3	3
\$350 - \$399	19	10	2	3		4
\$400 - \$449	51	7	7	9	12	5
\$450 - \$499	16	4	4	4	1	1
\$500 or more	77	26	19	16	7	7

Mass. R-99/R-243

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER							
Brightwood		Mass. R-99							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	50	2	13	12	8	6	7	1	1
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	3		2		1				
\$150 - \$199									
\$200 - \$249	5	1		3	1				
\$250 - \$299	2		2						
\$300 - \$349	13		4	4	4		1		
\$350 - \$399	6		1	1		2	2		
\$400 - \$449	9		2	1	2	2	1	1	
\$450 - \$499	3		1				1		1
\$500 or more	9	1	1	3		2	2		
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	50	2	22	14	10	2			
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	3		2	1					
\$150 - \$199									
\$200 - \$249	5	1	2	2					
\$250 - \$299	2		2						
\$300 - \$349	13		8	4	1				
\$350 - \$399	6		1	2	3				
\$400 - \$449	9		1	4	3	1			
\$450 - \$499	3		1		1	1			
\$500 or more	9	1	4	2	2				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.
Mass. R-99/R-223

PROJECT NAME Brightwood	PROJECT NUMBER Mass. R-99
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	13		25	21		75	24		300	10		125	12		75
b. State or locally aided				7	21		10	15							
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	10	58	100	36	78	300	6	20	300	2	6		3	7	
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59				1	3									
	\$60 - \$69	2	5		4	6									
	\$70 - \$79	1	8		15	30									
	\$80 - \$89	3	12	40	9	19	50	2	8						
	\$90 and over	4	33	60	7	20	250	4	12	300	2	6		3	7
3. STANDARD SALES HOUSING															
TOTAL	1	2		47	112	6	24	192	300	12	50	250	5	30	100
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999				2	4									
	\$6,000 - \$6,999	1	2		6	9		1	9						
	\$7,000 - \$7,999				7	9									
	\$8,000 - \$8,999				8	11		3	20						
	\$9,000 - \$9,999				4	16		4	33		4	7		3	4
	\$10,000 - \$11,999				3	23	6	7	55	100	7	14	25	1	7
	\$12,000 and over				17	40	6	9	80	200	1	29	225	1	19

PROJECT NAME	PROJECT NUMBER
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided				10	75	10		300	8		125	2		75	
b. State or locally aided	1			6	21	3	15								
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL				2	49	50			1	6					
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79				1	30									
	\$80 - \$89				1	19	50								
	\$90 and over									1	6				
	3. STANDARD SALES HOUSING														
TOTAL				6	79	1	80	200	1	29	225				
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999				1	16									
	\$10,000 - \$11,999				3	23									
	\$12,000 and over				2	40	1	80	200	1	29	225			

Riverview Public Housing Displacement

PROJECT NAME Brightwood	PROJECT NUMBER Mass. R-99
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

D. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS				
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	EXIST- ING
1. PUBLIC HOUSING													
a. Federally aided	1		25			41		300			8		75
b. State or locally aided				9	21	5	15						
2. STANDARD PRIVATE RENTAL HOUSING													
TOTAL													
GROSS MONTHLY RENTAL	Under \$40												
	\$40 - \$49												
	\$50 - \$59												
	\$60 - \$69												
	\$70 - \$79												
	\$80 - \$89												
	\$90 and over												
3. STANDARD SALES HOUSING													
TOTAL													
SALES PRICE	Under \$5,000												
	\$5,000 - \$5,999												
	\$6,000 - \$6,999												
	\$7,000 - \$7,999												
	\$8,000 - \$8,999												
	\$9,000 - \$9,999												
	\$10,000 - \$11,999												
	\$12,000 and over												

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT LOCALITY Springfield, Massachusetts					
		PROJECT NAME Brightwood					
		PROJECT NUMBER Mass. R-99					
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 84 mos.			DATE OF SUBMISSION		
I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED							
FAMILIES Individuals		TOTAL	WHITE	NONWHITE			
a. Estimated number of families in project area		110	100	10			
b. Estimated number to be displaced from property to be acquired by LPA		37	34	3			
c. Estimated number to be displaced from property to be acquired by other public bodies		Not Applicable					
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired		7	7	0			
II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA							
ESTIMATED NUMBER OF FAMILIES Individuals		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL		34	21	13	3	3	0
b. Eligible for federally aided public housing		18	12	6	3	3	0
c. Eligible for State or locally aided public housing		*	*	*	*	*	*
d. Ineligible for public housing		16	9	7	0	0	0
III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES							
ESTIMATED NUMBER OF FAMILIES		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL							
b. Eligible for federally aided public housing							
c. Eligible for State or locally aided public housing		Not Applicable					
d. Ineligible for public housing							
IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED							
ESTIMATED NUMBER OF FAMILIES		WHITE			NONWHITE		
		TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL		7	1	6	0	0	0
b. Eligible for federally aided public housing		3	1	2	0	0	0
c. Eligible for State or locally aided public housing		*	*	*	*	*	*
d. Ineligible for public housing		4	0	4	0	0	0
V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE							
PROPOSED REHOUSING	WHITE			NONWHITE			
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS	
a. TOTAL FAMILIES Individuals	41	14	27	3	0	3	
b. Private rental housing	12	12	0	0	0	0	
c. Private sales housing	2	2	0	0	0	0	
d. Federally aided public housing	27	0	27	3	0	3	
e. Other public housing	0	0	0	0	0	0	

* See narrative regarding State-Aided Public Housing eligibility. Mass. R-99/R-223

PROJECT NAME Brightwood Individuals	PROJECT NUMBER Mass. R-99
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Individuals	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		1	3	4	5	6	7	8	9 OR MORE
TOTAL	41	41							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	3	3							
\$150 - \$199	6	6							
\$200 - \$249	6	6							
\$250 - \$299	3	3							
\$300 - \$349	9	9							
\$350 - \$399	4	4							
\$400 - \$449									
\$450 - \$499	2	2							
\$500 or more	8	8							

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Individuals	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	41	41				
\$0 - \$49						
\$50 - \$99						
\$100 - \$149	3	3				
\$150 - \$199	6	6				
\$200 - \$249	6	6				
\$250 - \$299	3	3				
\$300 - \$349	9	9				
\$350 - \$399	4	4				
\$400 - \$449						
\$450 - \$499	2	2				
\$500 or more	8	8				

Mass. R-99/R-223

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		Brightwood			Individuals		PROJECT NUMBER		Mass. R-99	
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)										
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Individuals	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	3	3								
\$0 - \$49										
\$50 - \$99										
\$100 - \$149										
\$150 - \$199										
\$200 - \$249	3	3								
\$250 - \$299										
\$300 - \$349										
\$350 - \$399										
\$400 - \$449										
\$450 - \$499										
\$500 or more										
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	3	3								
\$0 - \$49										
\$50 - \$99										
\$100 - \$149										
\$150 - \$199										
\$200 - \$249	3	3								
\$250 - \$299										
\$300 - \$349										
\$350 - \$399										
\$400 - \$449										
\$450 - \$499										
\$500 or more										

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.
Mass. R-99/R-223

PROJECT NAME Brightwood	PROJECT NUMBER Mass. R-99
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS				
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	EXIST- ING
1. PUBLIC HOUSING													
a. Federally aided	27		100										
b. State or locally aided													
2. STANDARD PRIVATE RENTAL HOUSING													
TOTAL		80	25										
GROSS MONTHLY RENTAL	Under \$40												
	\$40 - \$49												
	\$50 - \$59		10										
	\$60 - \$69		20										
	\$70 - \$79		23										
	\$80 - \$89	2	17										
	\$90 and over	10	10										
3. STANDARD SALES HOUSING													
TOTAL	2	11		50									
SALES PRICE	Under \$5,000				1								
	\$5,000 - \$5,999				2								
	\$6,000 - \$6,999		1		7								
	\$7,000 - \$7,999		5		14		10		3				
	\$8,000 - \$8,999		5		14		15		2				
	\$9,000 - \$9,999				6		13		2			5	
	\$10,000 - \$11,999	1			6		12		6			5	
	\$12,000 and over	1					15		2			1	

PROJECT NAME Brightwood	PROJECT NUMBER Mass. R-99
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	3		100												
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES	PROJECT LOCALITY Springfield, Massachusetts <hr/> PROJECT NAME Brightwood <hr/> PROJECT NUMBER Mass. R-99 <hr/> ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <u>24</u> MOS. DATE OF SUBMISSION
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED			
FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	Not	Applicable	
b. Estimated number to be displaced from property to be acquired by LPA	Not	Applicable	
c. Estimated number to be displaced from property to be acquired by other public bodies	Not	Applicable	
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	71	7	64

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing			Not	Applicable		
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing			Not	Applicable		
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	7	7	0	64	64	0
b. Eligible for federally aided public housing	7	7	0	64	64	0
c. Eligible for State or locally aided public housing	*	*	*	*	*	*
d. Ineligible for public housing	0	0	0	0	0	0

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	7	7	0	64	55	9
b. Private rental housing	0	0	0	0	0	0
c. Private sales housing	0	0	0	0	0	0
d. Federally aided public housing	0	0	0	50	41	9
e. Other public housing	7	7	0	14	14	0

* See narrative text regarding state-aided public housing eligibility. Mass.R-99/R-223

PROJECT NAME		PROJECT NUMBER							
Brightwood		Mass. R-99							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	7			4	3				
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349	1			1					
\$350 - \$399	6			3	3				
\$400 - \$449									
\$450 - \$499									
\$500 or more									
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	7		1	6					
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349	1		1						
\$350 - \$399	6			6					
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.
Mass. R-99/R-223

PROJECT NAME		PROJECT NUMBER							
Brightwood		Mass. R-99							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	64	1	6	9	25	15	4	4	
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299	1	1							
\$300 - \$349	9		6	3					
\$350 - \$399	54			6	25	15	4	4	
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	64	1	9	46		8			
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299	1	1							
\$300 - \$349	9		9						
\$350 - \$399	54			46		8			
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME				PROJECT NUMBER											
Brightwood				Mass. R-99											
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided															
b. State or locally aided				1	21		6	15							
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

PROJECT NAME Brightwood	PROJECT NUMBER Mass. R-99
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	1		100				41	41					8		20
b. State or locally aided				9	21		5	5							
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

II. ESTIMATES OF HOUSING NEEDS AND RESOURCES

Form HUD-6122. Estimated Housing Requirements and Resources for Displaced Families.

The following section is an analysis of the housing needs of the displacees of the Brightwood Project, and the resources which will be available to them for relocation purposes. This analysis indicates that adequate standard private and public housing will be available in the city to meet the relocation needs of site occupants who will be displaced during the relocation period.

Families and individual householders will be displaced from Brightwood due to three activities: (a) 222 families and 37 individual householders will be displaced from property to be acquired by the Local Public Agency (clearance), shown in Block II; (b) 70 families and seven individual householders will be displaced due to rehabilitation, conservation, and code enforcement of private residential structures within the project area, shown in Block IV; and (c) 71 families will be displaced due to the proposed conversion of dwelling units in Riverview Apartments, a low-rent public housing project within the project area, shown on a separate HUD-6122 form. This yields an estimated total of 363 families and 44 individual householders to be displaced in Brightwood.

There will be a major relocation program competing with Brightwood, that of the proposed North Springfield Consolidated School Site. Two hundred and fifty-one families and 83 individual householders will be displaced.

The total relocation load confronting Springfield due to scheduled public action is therefore estimated at 514 families and 127 individual households. This relocation is expected to take place over a seven-year period.

The following housing resources in their aggregate, assure the feasibility of the relocation program: (a) The listings of available private rental and sales housing on file with the Relocation Office of the LPA, shown on pp. 4 and 5 of HUD-6122; (b) 1,183 existing low-rent public housing units presently under the management of the Springfield Housing Authority, which have vacancy and turnover ratios of approximately ten percent; and (c) 600 additional low-rent housing units approved by the Federal Department of Housing and Urban Development, but not yet utilized by the city.

In accordance with Renewal Projects Administration requirements, Form HUD-6122 is attached. This form presents data on site occupant's family size, income, tenure, race, eligibility for publicly-assisted housing, rehousing proposals, and resources estimated to be available within the City of Springfield during the proposed seven-year relocation period.

Block II

Data for displacees from property to be acquired (Block II) was gathered by a sample survey of 77 percent of site occupants so affected, and was conducted by the consultant and members of the relocation staff of the Local Public Agency.

Block III

Not applicable.

Block IV

Data and characteristics of families to be displaced by rehabilitation, conservation, and code enforcement activities from property not to be acquired (Block IV) were gathered first from an extensive survey of building conditions, an interior dwelling condition survey, interviews with site residents, and interviews with public officials, mortgage lenders, and realtors. These led to a determination of the probable costs of rehabilitation, estimates of probable resulting rent increases, and estimates of the ability of families residing in housing units facing probable rehabilitation activity to pay these increases.

What follows is a more detailed description of the methodology used in estimating the relocation load from Brightwood due to rehabilitation, conservation, and code enforcement activities.

A. Surveys

1. Exterior Survey. All residential, commercial, and public or semi-public structures were inspected externally. Unit repair costs by type of construction were assigned to each deficiency on the basis of a random sample re-survey, undertaken by an experienced local contractor and structured to insure adequate areal distribution.
2. Interior Survey. All dwelling units in the Project Area were numbered consecutively, with the exception of the project area's recently constructed public housing project, Riverview Apartments, relocation from which is analyzed separately. A sample of 149 units was selected from random number tables developed by the RAND Corporation. The relationship between universe and sample is summarized in the following table.

	<u>Proj. Area</u>	<u>Sample</u>	<u>Percent</u>
a. Structures	402	120	29.9
b. Dwelling Units	792	149	18.8
c. Structures, by type			
(1) Single Family	142	22	15.5
(2) Duplexes	194	64	33.0
(3) Three-Deckers	39	18	46.2
(4) Four-Family	9	7	77.8
(5) Conventional Apartments	11	7	63.6
(6) Mixed Uses Con- taining Dwelling Units	7	2	28.6

The interior survey comprised a physical and a socio-economic section. The latter included family size, tenure, and income data, as well as an attitudinal subsection intended to measure the willingness of the residents to undertake rehabilitation or bear its costs. This data was acquired through site resident interviews.

The statistical reliability of the sample was determined on the basis of a ten percent confidence interval. For structures, the sample reliability was calculated to be .82 (that is, with a probability of 82 percent of the sample being within plus or minus 10 percent of reality) and of .90 for dwelling units (that is, with a probability of 90 percent of the sample being within plus or minus 10 percent of reality).*

B. Analysis

The problem of estimating the displacement due to rehabilitation in the Brightwood Renewal Project was approached through four basic steps.

1. The physical condition of residential structures within the area was determined from the structural survey described above.
2. An estimation was made, based on data gathered from the site resident interviews described above, of the actual rent-paying capacity of area residents; that is, a differential between that portion of family income actually spent on housing and normal or average housing expenditures for households with similar social and economic characteristics. Family size, tenure, and incomes, as well as the proportion of families and individuals receiving welfare assistance, were taken into account in the estimation of a family's actual rent-paying capacity. (Ratios used are shown in Section 3, "Basis for Establishment of Rent-Income Ratios").
3. Minimum Property Standards were developed to be applied in rehabilitating substandard structures. Two sets of standards were devised, differentiating between a basic minimum to insure healthy and safe conditions as well as the conservation of properties, and a somewhat higher standard reflecting certain environmental amenities and a better interior layout of dwelling units. The relationship between existing building conditions and the Minimum Property Standards determines the rehabilitation costs of the area.

* $d_{\alpha} = \frac{1 - \alpha}{N}$, where d_{α} is the confidence interval, N is the sample size, and α is the probability that the maximum deviation exceeds the value of d_{α} .

4. The availability of mortgage financing was investigated through interviews with local lenders and realtors having interest either in the area itself or in similar areas. This was done because both the feasibility and the net costs of rehabilitation that are passed to residents are a function of the availability and terms of mortgage support.

These analyses led to the estimates of the probable relocation load due to rehabilitation, conservation, and code enforcement activities from property not to be acquired, and estimates of the housing requirements of these displaced families and individuals.

Riverview Apartments

The Springfield Housing Authority proposes to rehabilitate the Riverview public housing project by converting 127 dwelling units into 188 geriatric units. Family characteristics data was provided by the Springfield Housing Authority. A separate Form HUD-6122 regarding displacement from Riverview is submitted herein.

All dislocatees from Riverview are renters and eligible for public housing. It is assumed that the relocation from Riverview will require other public housing as a relocation resource. Families which will be relocated due to Riverview relocation will be moved into: 1. existing vacant apartments in Riverview; 2. other apartments in Riverview as they become available due to normal turnover; 3. other public housing projects within the city; and, 4. into Section 23 Leasing Program and new low-rent housing provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing.

(a) Number, Size, Income, Tenure, and Eligibility for Public Housing (Blocks II, III, IV, and VI)

Site occupant characteristics shown in Block II, IV and VI were determined from the surveys described above. To estimate the number of households apparently eligible for public housing, the qualifying incomes established by the Springfield Housing Authority were applied to data reported in Form HUD-6122. Regarding State-aided public housing, income limits are basically the same as Federally-aided public housing. The principal difference between the two is that State-aided public housing gives entrance preference to veterans.

(b) Proposed Rehousing (Block V)

Rehousing proposals as set forth in Block V of Form HUD-6122 are based on the expressed preferences of those interviewed, an analysis of family income, and estimates of housing to be available within the City of Springfield during the relocation period.

(c) Method Used for Determining the Distribution of Rehousing Requirements into Public Housing, Private Rental, and Private Sales

The method used for determining the distribution of rehousing requirements into public housing, private rental, and private sales, was an evaluation of housing resources to be available in the City of Springfield during the relocation period, enumerated below and in Block VII, coupled with an evaluation of data shown in Blocks II, IV, and VI. The preferences of dislocatees stated in interviews was used, but tempered by the practical experience of the Relocation Office of the LPA, which has successfully relocated displacees from two urban renewal projects and an interstate highway right-of-way.

(d) Number, Size, Rent, and Sales Price of Housing Expected to be Available During Displacement Period (Block VII)

The resources enumerated in Blocks VII are from a current listing of resources on file with the Relocation Office. Only dwelling units which meet the minimum physical standards established by the LPA are filed. This file is kept current by a daily systematic review of local newspapers for vacancies, contact with realtors, apartment owners, agents, public housing officials, and other community groups. Past experience has shown that this listing remains approximately constant in size and content. As vacancies have been filled by relocatees, new vacancies have been added at approximately equal rates. It is therefore anticipated that the resources shown in Block VII will be available at approximately equal amounts and distribution at any given time during the seven year relocation period. Additional resources will become available as existing ones are utilized.

A. Public Housing

1. General

On November 1, 1966, the Springfield Housing Authority reported the following vacancies in the City's public housing (See Exhibit A).

19	One-bedroom apartments
69	Two-bedroom apartments
21	Three-bedroom apartments
—	
109	Total

This is a typical sampling of vacancies in public housing in the City at any given time. (Source: Springfield Housing Authority.)

2. State-Aided Veterans Housing

The Springfield Housing Authority currently operates a total of 532 State-aided veterans' units. There are currently some 20 vacancies. The annual turnover rate is approximately 20 percent, or some 150 units per year. (Source: Springfield Housing Authority.)

3. Housing for the Elderly

The Springfield Housing Authority currently operated 303 units of elderly housing. The annual turnover rate is approximately 10 percent, or some 30 units. During the relocation period, 200 units should become available.

The Housing Authority has under construction 200 units of Federally-aided housing for the elderly in the Belle-Charles area, called Twin Towers, scheduled for completion in August, 1968. In addition, it is proposed that 188 new geriatric units be constructed in the rehabilitation of the Riverview project. (Source: Springfield Housing Authority.)

4. Federally-Aided Low Rent Public Housing

The Springfield Housing Authority has 348 units of Federally-aided low rent housing for families, all within the Riverview project. Riverview currently has 57 vacancies. In addition to these existing vacancies, Riverview has historically had an annual turnover rate of approximately 10 percent. During the proposed two-year relocation period for Riverview, family units will become available due to turnover.

In addition to the housing listed above, the Springfield Housing Authority has received approval from the Department of Housing and Urban Development for the following additional Federally-aided low-rent public housing:

100 new family-sized units; site acquisition and construction costs are undergoing negotiation; they are shown on HUD-6122 on pages 4 and 5 under "To be Available -- New."

200 units of Section 23 Leased Housing; to be available as needed to relocate low-income displacees; will be especially useful for large family relocation.

300 units to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing; to be available as needed to relocate low-income displacees; will be especially useful for large family relocation.

Displacees from Brightwood will be given preference for all these programs. The latter two programs, totaling 500 units, will be especially useful by making it possible to fill the gap between rental charges of vacant private units and displacees' ability to pay. (Source: Springfield Housing Authority)

B. Private Sales Housing

There are some 27,000 standard owner-occupied dwellings in the City of Springfield. Current experience by the LPA's relocation office shows that a steady supply of sales housing is available.

This was corroborated by a newspaper survey which revealed more than 526 sales units available over a ten-month period. In addition, the Springfield Planning Department has completed a survey covering homes for sale as evidenced by external signs. This survey, completed within a one-month period, revealed more than 600 homes for sale within the city. An evaluation of these reveals more than 200 are priced under \$12,000., thus assuring at least this number at any given time for the families and individuals who are expected to purchase homes. There are some families, especially present owners, who can afford homes which are more expensive. Of the housing considered, none is presently slated for demolition.

Form HUD-6122 shows a deficit of single-family homes for sale with one bedroom. The reason for this is that very few single-family houses are built with but one bedroom. There is a sufficient supply of multi-bedroomed houses to meet estimated demand.

Two private groups, MICAH Corporation and the Interreligious Housing Corporation, are currently examining the possibility of utilizing the FHA 221-H program. They have indicated their desire to increase the potential home buying ability of displacees from our project area. Several private realtors have also made inquiries into the possibility, along with an interest shown by the Board of Realtors, to become involved in the venture.

The Joint Civic Agencies (The local Chamber of Commerce) in cooperation with the private business sector made up of the major insurance, banking, and industrial corporations throughout the area, has just pledged \$750,000. to \$1,000,000. to help bridge the housing gap in Springfield. Their goal is to become deeply involved in making additional housing units available to low income and moderate income families. They have formed Better Homes for Springfield, Inc. to carry out their program of augmenting government-sponsored subsidized housing. This program will encourage and assist low income families to purchase moderately priced sales housing.

As an indication of future resources, based on private sales housing currently available, the following data is provided.

Approximately 120 sales units are presently available in the price range of \$5000. to \$7000. Approximately 200 units are

It is concluded that a relocation program which is staggered with the above timetable will assure the suitable relocation of all displacees.

B. Housing Resources

Considering closely the estimated displacement needs and resources as evidenced on Form HUD-6122, it can be seen that those requiring both public and private housing will have a sufficient supply of decent, safe and sanitary housing from which to choose.

These estimates reflect the actual needs of the families and individuals as reported to us, and the LPA's practical experience in seeking housing.

To allow for further flexibility, the resources were estimated on the basis of what is available at any given single time, rather than cumulative totals for the entire seven-year period. This computation therefore assures a substantial cushion.

A crucial resource will be the 600 low-rent housing units approved by the Federal Department of Housing and Urban Development for Springfield, but not yet utilized by the city. It is assumed that these units will be available to this Relocation Program.

In view of this, there seems to be ample evidence that the supply of housing will be adequate for those to be displaced.

(3) Basis for Establishment of Rent-Income Ratios

In view of economic conditions and in line with a realistic level for obtaining standard housing, displaced families and individuals will not be expected to pay more than the rent-income ratios set forth below:

- Public Housing--rentals as established by the Springfield Housing Authority;
- Public assistance recipients--maximum rental allowances under public welfare limitations;
- Families of 1 or 2 persons--25 percent of gross income;
- Families of 3 to 4 persons--22.5 percent of gross income;
- Families of 5 or more--20 percent of gross income;
- Home purchases--not more than two times the gross annual family income.

(4) Competitive Relocation Programs

The Springfield Redevelopment Authority is currently operating under a contractual agreement with the Commonwealth of Massachusetts, Department of Public Works, in relocation of residents and businesses being displaced by Interstate Highways going through Springfield. Since the last submissions of the Workable Program for Community Improvement, vast relocation progress has been made. As of January 10, 1967, less than 70 of the original nearly 800 displaced families remain. These less than 70 families will be entirely relocated by September, 1967, prior to any dislocation due to the Brightwood Urban Renewal Project. It will therefore not be a program competitive with Brightwood.

The next major relocation caseload confronting the city, aside from that emanating from within the project boundaries of the Brightwood project, is that of the proposed North Springfield Consolidated School site.

The site of the existing school serving the project area is within the project area. It was found that in order to meet the requirements of the Civil Rights Act and the laws of the Commonwealth of Massachusetts regarding racial balance in public schools, it will be necessary to construct a much-needed new school, outside of the project area. A site outside the project area has been chosen.

All households within the proposed school site were contacted and interviewed, in order to estimate the relocation load. It was learned that 110 white, 42 Negro, and 99 Puerto Rican families and 64 white, 11 Negro, and 8 Puerto Rican individuals will be displaced. Forty businesses will also be dislocated.

School authorities expect to open the proposed school in 1969. In order to meet this date, construction must begin in early 1968, and relocation completed by the end of 1967. If the school authorities' timetable were accepted at face value, it would appear as though school site relocation would hardly be a competing demand, because relocation from Brightwood will be relatively small in 1967. But it appears unrealistic to assume that so rigorous a schedule will be adhered to. A more realistic assumption is that relocation from the North Springfield Consolidated School site will require two years, ending in 1968.

School site displacement will affect the Springfield housing resource market. In order to evaluate its effect, a full survey of site residents was undertaken by the city, similar to the survey of the clearance areas of the urban renewal project. The results indicate that there will be sufficient resources in the city to relocate displacees from the school site as well as from Brightwood.

Dislocatees from the school site should receive full relocation assistance, including relocation grants and relocation assistance in finding new quarters as provided for in Chap. 790, Acts of Mass., 1965. The

Springfield School Committee, the City of Springfield, the Commonwealth of Massachusetts, and the State Bureau of Relocation in the Department of Commerce and Development should recognize and meet this responsibility.

It is essential to the mutual success of the Brightwood Relocation Program and to the school site relocation that the latter be incorporated into the former. It is recommended that the Springfield Redevelopment Authority be contracted with to handle the school site relocation, similar to the current highway relocation arrangements. The Springfield Redevelopment Authority assumed the responsibility of highway relocation in keeping with Federal policy recommendations whereby existing experienced LPA's also handle relocation caused by the Federal Highway Program. The experience of the Springfield Redevelopment Authority has proven that it is imperative that all major relocation activities in the city be coordinated. This can best be accomplished by concentrating all relocation programs in one agency, while at the same time eliminating the need of training new personnel and developing new procedures, and thereby assuring that two separate agencies will not be competing for available resources.

(5) Special Problems

A. Aged or Handicapped Site Occupants

The site occupancy survey indicated that no persons in the project area are apparently so handicapped as to be completely dependent upon special assistance.

The survey indicated that 20 of the family heads interviewed were aged 62 or over; all of these families are eligible for admission to publicly-assisted housing.

There will be an adequate supply of standard private and public housing units to accommodate the elderly families. The city presently has 200 new low-rent public geriatric units under construction in the Belle-Charles area, which will be available to qualified aged displaced.

B. Large Families

There are 41 families to be displaced in the project area of seven or more persons, 26 of whom are eligible for low-rent public housing. The remaining 15 large families have gross incomes adequate to rent or purchase private housing accommodations. Eight large families currently living in Riverview Public Housing face dislocation due to its rehabilitation. Section 23 Leased Housing will be used for large families who have difficulties locating large apartments at rentals they can afford. Those eligible will be given Relocation Adjustment Payments. It is expected that there will be an adequate supply of public and private housing for displaced large families.

C. Minority Group Families

Under Massachusetts Law (Mass. Ann. Laws ch. 151 B sec. 1-10, ch. 112 - sec. 87 AAA), all housing accommodations offered for sale or rent must be equally available to all qualified buyers regardless of race or ethnic origin. In addition, under the President's Executive Order 11063 as administered through the Department of Housing and Urban Development, all housing accommodations receiving federal assistance must be available to otherwise qualified buyers or renters regardless of race or ethnic origin. Lastly, the agreement under which project land is disposed of will preclude the practice of discrimination in the sale or rental of new housing. Hence it is concluded that there exist ample legal devices to assure that housing in the project area will be available to minority group families.

There are also practical assurances. A study titled "Preliminary Report on Rehabilitation Potential for the Brightwood Urban Renewal Project," prepared in August, 1965 by Nash-Vigier, Inc., revealed that the non-white population of Brightwood in 1960 was 3.9 percent. By 1965, the total Negro and Puerto Rican population had risen to an estimated 40 percent. Although a majority of this minority group population lives in the Riverview Housing Project, part of this increase has occurred in private housing, which indicates the general availability of private rental and rules housing within the project area, as well as elsewhere in the city, to minority group families. This is corroborated by the experience of the Relocation Office of the Local Public Agency in relocating minority group families into Brightwood due to the clearance activities of urban renewal and the Interstate 91 construction program.

D. Low Income Families

An analysis of the family interviews revealed that there are 56 families with incomes of less than \$300 per month and 11 families with incomes of less than \$200 per month and 21 individuals with incomes of less than \$300 a month and nine individuals with incomes of less than \$200 per month. When necessary, the Springfield Welfare Department will aid these households with assistance sufficient to meet the minimum rental requirements of the Springfield Housing Authority. Additionally, religious and civic groups will aid these families in securing housing units wherever possible.

(6) Non-Family Displacement

A. Individual Householders

Fourty-four individual householders will be displaced from the project area. The survey indicated that 38 of the individual householders were aged 62 years or over. The survey also indicated that

Type and Quantity of Commercial Space Available as a Relocation Resource for Business Concerns

The Relocation Office of the Springfield Redevelopment Authority maintains a listing of vacant commercial space in Springfield. This listing reveals that there has been, is now, and will continue to be vacant commercial space in Springfield of suitable type and quantity to adequately accommodate displaced businesses. Exhibit B shows this listing as of November 1, 1966.

(9) Financing Available to Non-White Families

Eight non-white families are expected to purchase relocation housing. Local lending institutions have indicated their willingness to provide financing to non-white families. If necessary, the Local Public Agency and local financing concerns will assist in obtaining an appropriate mortgage should these families encounter any difficulty.

(10) Arrangements Made to Utilize the Federal Rent Supplement Program Authorized by the 1965 Act

It appears at the present time as though the use of the Federal Rent Supplement program will not be necessary to the success of this relocation program. However, the LPA is aware of the program, and should a need for it arise later, application for it will be made.

(11) Coordination of LPA Relocation Activities with the LHA's Planning of Low-Rent Public Housing

The Springfield Redevelopment Authority and Springfield Housing Authority have cooperated in the past in planning low-rent public housing in order to meet the demands of relocation caseloads being handled by the Redevelopment Authority. The Housing Authority has submitted applications for additional low-rent units in response to LPA projected needs, and the LPA recently submitted recommendations to the Housing Authority regarding the rehabilitation of the Riverview Housing Project in order to improve its usefulness. Springfield has used Relocation Adjustment Payments and the SRA and SHA worked together in developing a "Schedule of Average Annual Gross Rentals for Standard Housing in Locality" which was acceptable to both. The two agencies exchange information and statistics on a regular basis, especially regarding public housing vacancies. SRA and SHA anticipate cooperation and coordination with respect to the Brightwood urban renewal program.

(12) Locating Private Rehousing Resources Available on a Nondiscriminatory Basis

Under Massachusetts Law (Mass. Ann. Laws, ch. 151 B, sec. 1-10, ch. 112 - sec. 87 AAA), all housing accommodations offered for sale or rent must be equally available to all qualified buyers regardless of race or ethnic origin. In addition, under the President's

thirty are eligible for public housing. There will be an adequate supply of both public and private housing units to accommodate the individual householders.

B. Roomers

The surveys disclosed no roomers. Should any be encountered during project execution, they will find similar accommodations within the city without difficulty, and the Local Public Agency will give assistance to any roomer, should he experience difficulties.

C. Nonresidential Establishments

The Springfield Redevelopment Authority maintains a business relocation section within its relocation department. This section presently includes a Business Relocation Supervisor and one interviewer who has extensive experience with assisting businesses to relocate, plus additional interviewers from the pool as they are needed. The staff works closely with the Springfield Joint Civic Agencies Relocation Committee, comprised of key representatives of the city's leading banks, in offering confidential, realistic, and expert financial advice and assistance to displaced businesses. Brightwood displaced businesses will have these services available to them. The committee recently decided to enlarge its membership to include a member of the Springfield Board of Realtors to participate in the work of the committee.

In addition, the relocation staff has enlisted the cooperation of local realtors and civic and commercial organizations in maintaining a list of vacancies and anticipated vacancies in commercial facilities. Such vacancies will be referred to displacees for their inspection.

(7) Housing Resources for Relocating Displaced Individuals

Of the 44 individual householders which will be displaced from the project area, the survey indicated that 38 were aged 62 years or over. The survey also indicated that 30 are eligible for public housing. The proposed rehabilitation of the Riverview Federal public housing project will add 188 geriatric units to the housing inventory, and 200 units for the elderly are now under construction in the Belle-Charles area, which will provide ample resources for the low-income individuals, all of whom are elderly. There will be sufficient rental and sales housing available in the private market for non-eligible individuals.

(8) Numerical Estimate of Nonresidential Displacement

Twenty-one businesses will be displaced by the project. All have been contacted and interviewed and preliminary determinations of their space needs and locational preferences have been ascertained. No unusual problems were uncovered, and it appears certain that suitable new locations will be available.

Executive Order 11063 as administered through HUD, all housing units receiving federal assistance must be available to otherwise qualified buyers or renters regardless of race or ethnic origin. Within Brightwood itself, the agreement under which project land will be disposed of will preclude the practice of discrimination in the sale or rental of new housing. It therefore is concluded that there exist ample legal devices to assure the availability of private housing resources on a nondiscriminatory basis.

The Relocation Office of the Springfield Redevelopment Authority, the principal agency in the city locating rehousing resources, makes effort to see that the laws are followed in practice. Its program helps provide a housing choice for the ghetto dweller, helps provide decent housing controls, offers direct counseling to dislocatees, offers referral services, and locates housing resources for low-income families.

Part of its program services to tenants is the development of listings of apartments available in non-segregated areas at low-moderate rental ranges, coupled with information and guidance on landlord/tenant relationships, rights and responsibilities, explanations of the provisions of the Massachusetts Fair Housing Law and the procedures for filing complaints with the Massachusetts Commission Against Discrimination.

The Relocation Office is consultant to the Housing Committee, a subcommittee on housing for the Human Relations Commission, which seeks to circumvent excessive rents, assists in minority group integration, and seeks to increase the housing supply for low-income families.

These programs are instrumental in locating private housing resources available on a nondiscriminatory basis by further assuring that the laws relative to nondiscrimination are enforced.

The Board of Realtors, Multiple Listing Service, Apartment Owner's Association have cooperated in supplying many of the needs of relocation. This rapport between the agencies and the Springfield Redevelopment Authority has been established through the rental agent. In addition to this there are 18 to 20 private realtors that contact the relocation department regularly when they have vacancies and whenever they can supply any other special needs of the department.

At present, the Springfield Redevelopment Authority's relocation department has 125 available standard units of 3 to 6 rooms in the price range of \$55 to \$90.00 shelter rent. These units are not concentrated in any one area, but are located in 18 of the 25 census tract throughout the city. There are presently 600 sale houses that are available. Of these 150 are in 5-7 thousand dollar range, 200 in the 7-9 thousand dollar range, and 250 in the 9-11 thousand dollar range. The availability of these houses and the particular price ranges they span indicate that there should be an ample supply of sale housing for families wishing to utilize anyone of the FHA 221 programs or other programs to be instituted by the newly created Department of Housing.

STATEMENT OF POLICIES GOVERNING ADMISSION TO AND
CONTINUED OCCUPANCY OF THE PHA-AIDED LOW-RENT
HOUSING PROJECTS OPERATED BY SPRINGFIELD HOUSING AUTHORITY

SECTION I CONDITIONS GOVERNING ELIGIBILITY

- A. Eligibility for Admission. There are to be eligible for admission to PHA-aided low-rent housing projects operated by this Authority only those applicants
1. who qualify as a family (see Section X. A.); and
 2. whose net income at time of admission less
 - a. the amounts paid by the U. S. Government for disability or death occurring in connection with military service does not exceed the appropriate income limits for admission to be set forth.
 3. whose net family assets do not exceed one and one-half times the admission limit for such family unless such assets, together with the net income of the family, are insufficient for it to obtain and maintain adequate accommodations on the private market.
 4. who, except for the family of a veteran or serviceman or of any deceased Veteran or Serviceman (see Section X.E. applying for admission prior to October 1, 1961, are at the time of admission:
 - a. living in dwellings determined to be unsafe, unsanitary or overcrowded as defined in Section III. A., or paying an unreasonable proportion of family income for rent.
 - b. to be displaced by a low-rent housing project or by any public slum clearance, redevelopment, or urban renewal project, or through action of a public body or court either through the enforcement of housing standards or through the demolition closing, or the improvement of a dwelling unit or units.
 - c. actually without housing due to causes other than the fault of the tenant (see Section III.B.)
 - d. about to be without housing as a result of a court order of eviction due to causes other than the fault of the tenant (see Section III.B., and C.) and
 5. who conform to the occupancy limits for admission set forth in Section VI.
 6. who have one (1) years' residency in the City of Springfield.

- B. Eligibility for Continued Occupancy. There are to be eligible for continued occupancy in the Federally-aided low-rent projects operated by this Authority only those occupants
1. who qualify as a family (see Section X.A.) except that a person or persons remaining as the residuum of a family may be permitted to remain in occupancy in units of appropriate size; and
 2. whose net income at time of reexamination less
 - a. all of the income of a minor, other than the head of the family and his spouse, will be exempted from net annual family income in determining eligibility for continued occupancy.
 - b. the amounts paid by the U. S. Government for disability or death occurring in connection with military service, does not exceed the appropriate income limits for continued occupancy to be set forth.
 3. whose net family assets do not exceed one and one-half times the continued occupancy limit for such family unless such assets, together with the net income of the family are not sufficient for it to obtain and maintain adequate accommodations on the private market.
 4. who conform to the occupancy limits for continued occupancy established in Section VI.

SECTION II. INCOME LIMITS

Maximum Income Limits for Admission and Continued Occupancy are set forth below. No minimum income limits are established

	<u>ADMISSION</u>	<u>SPECIAL</u>	<u>CONTINUED OCCUPANCY</u>
1-2 persons	3800.	4200.	4800.
3-4 persons	4400.	4900.	5500.
5-6 persons	4800.	5300.	6000.
7 persons	5000.	5500.	6300.
Over 7 persons	5300.	5800.	6700.

SECTION III. HOUSING CONDITIONS PRIOR TO ADMISSION

- A. Unsafe, Unsanitary or Overcrowded Dwellings. Unsafe, Unsanitary or Overcrowded Dwellings are those in which one or more of the following conditions are found to exist:
1. Location. The location of the unit is such that it creates a health, fire, or safety hazard for the occupants of such dwelling unit.

2. Condition of Structure. The condition of the structure is such as to create serious safety or health hazards by reason of structural deficiencies or of continuous dampness or exposure, brought about by neglect or dilapidation.
3. Water Supply. Lack of portable running water within the dwelling unit.
4. Sewage System. No connection between plumbing fixtures and adequate sewage disposal system.
5. Toilet Facilities. No flush toilet in the dwelling unit, or, if present, unfit for use.
6. Bath Facilities. No bathtub or shower in the dwelling unit, or, if present unfit for use.
7. Kitchen Facilities. Lack of permanent, safe and reasonably efficient Kitchen facilities within the dwelling unit, including sink with running water and provisions for a cooking stove.
8. Lighting Facilities. Dwelling not wired or inadequately wired for electric lighting.
9. Heating Facilities. Heating facilities inadequate or unsafe.
10. Light and Ventilation. Living room, bedroom, or kitchen with no windows, or with windows opening on an airshaft; or toilet or bathroom without adequate ventilation.
11. OVERCROWDING. The number of persons occupying a dwelling unit exceeds the maximum occupancy limits established by a Local Authority for continued occupancy in its projects (see Section 406.11); or when two or more families are occupying a dwelling unit designed for single-family occupancy.

B. Causes Other Than the Fault of the Tenant. Being without housing for willful or deliberate failure to pay rent or to carry out other normal obligations of tenancy cannot be interpreted as due to cause other than the fault of the tenant and therefore does not qualify an applicant under this provision. However, if a substantial reduction in a family's income, or an increase in rent beyond its reasonable ability to pay, have resulted in loss of accommodations, the Local Authority may consider these as causes other than the fault of the tenant. Further, families who do not have accommodations in the locality or within normal commuting distance thereof may be considered as without housing.

C. Eviction. The mere prospect of eviction is not sufficient to

qualify a family under this provision. A court order of eviction must actually have been received by the family and it must have been issued for causes not construed to be the fault of the tenant.

SECTION IV. SELECTION OF TENANTS

- A. Order of Preference. As among eligible applicants of appropriate size and composition for the available dwelling units, the following order of preference is to be applied in selecting tenants for each range of specified rent to be established.
1. First preference is to be given to families which are to be displaced by any low-rent housing project or by any public slum clearance, redevelopment, or urban renewal project, or through action of a public body or court, either through the enforcement of housing standards or through the demolition, closing or improvement of dwelling units, or which were so displaced within three years prior to making application to such public housing agency for admission to any low-rent housing; Provided, that as among such projects or actions, the public housing agency may from time to time extend a prior preference or preferences. Among families within any such preference group, first preference shall be given to families of disabled Veterans whose disability has been determined by the Veterans Administration to be service connected; second preference shall be given to families of deceased Veterans and Servicemen whose death has been determined by the Veterans Administration to be service-connected; and third preference shall be given to families of other Veterans and Servicemen.
 2. Second preference is to be given to families of veterans and servicemen not qualifying as displaced families as in 1. above. As among such families, first preference is to be given to families of disabled veterans whose disability has been determined by the Veterans Administration to be service-connected, and second preference is to be given to families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service-connected.
 3. Within each of the preference groups set forth in 1. and 2. above, and as among other eligible applicant families, in selecting families for admission until the end of the initial operating period, preference is to be given to families having the most urgent housing need, (see paragraph D. below) and thereafter, in selecting families for admission to such dwellings, due consideration is to be given to the urgency of the families' housing needs.
- B. No Discrimination Against Relief Families. In the selection of tenants, there is to be no discrimination against families,

otherwise eligible for admission, because their incomes are derived in whole or in part from public assistance. No quotas or other devices are to be established to limit the number of relief families.

- C. Transfer of Tenants. Transfer of a family within a low-rent project aided by PHA or transfer to such a project from any other low-rent project operated by this Local Authority, when such family is eligible for continued occupancy in the dwelling to which it is transferred, is not for any purpose deemed to be an admission to the project and is not to be subject to the preferences enumerated in IV.A. above.
- D. Determination of Urgency of Housing Need. Criteria used in determining the relative urgency of housing need within preference groups shall take into account the absence of housing or prospect thereof, overcrowded or the characteristics of the dwelling occupied by the family, and may take into account other factors such as the number of children, and the physical and health conditions of the family.

SECTION V. RENTS

- A. Ratio of Rent to Income. In all PHA-aided low-rent projects operated by the Authority, the same gross rent is to apply to all families of like composition and of like net income. The gross rent is to be based on a percentage, as set forth in the Schedule of Rents and other Charges, of the annual net income of the family less an exemption of \$100. for each minor member of the family other than the head of the family and his spouse, with the monthly rent rounded out to the next highest dollar.
- B. Rents for Families Eligible Because of Exemption of Income and for Ineligible Families Pending Removal. All families in this category regardless of the amount of their income are to be charged the same proportion of their net income for rent as established in A. above.
 - 1. Families with minors or families receiving military disability or death benefits, whose annual net income exceeds the maximum income limit for continued occupancy, but who are eligible for admission or continued occupancy because of exemptions from net income, are to be charged rents equal to rents calculated on an extension of the formula established pursuant to paragraph A. above.
 - 2. Families ineligible for continued occupancy because their annual net income exceeds the maximum income limits for continued occupancy are to be charged pending their removal from the project, rents not less than those calculated on an extension of the formula established pursuant to paragraph A. above.
- C. Minimum Rents. The minimum gross rent to be charged any tenant, regardless of how low his income may be, is to be the minimum rent shown in the Schedule of Rents and Other Charges.

D. Schedule of Dwelling Rents and Other Charges. There is attached Exhibit A, a Schedule of Dwelling Rents and other Charges for each PHA-aided project of this Authority. In addition to dwelling rents, the Schedule contains statements relative to the following:

1. Project Supplied Utilities. The utilities and quantities of such utilities to be supplied by each project and included in the contract rent.
2. Tenant Supplied Utilities. Utilities not supplied by a project as a part of contract rent, the estimated average per unit month cost or value to the tenant for reasonable quantities of each such utility.
3. Other Charges. Charges in addition to those for contract rent as follows:
 - a. Miscellaneous Charges. The schedule establishes charges for (1) damages to equipment or property due to tenants' negligence, normal wear and tear excepted, and (2) supplies provided for services rendered not included in the contract rent. Such charges are based on the average unit expense of providing the item and service and are to be kept published on the bulletin board in the rental office for the information of all tenants.

SECTION VI. OCCUPANCY STANDARDS

To avoid overcrowding and prevent waste of space, dwellings are to be leased in accordance with the occupancy standards set forth below. Where it is found that the size of the dwelling is no longer suitable for the family in accordance with these standards, the family is to be required to move as soon as a dwelling of appropriate size becomes available.

<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
	<u>Minimum</u>	<u>Maximum</u>
0	1	1
- 1*	1	3-
2	2	5
3	4	7
4	6	9
5	8	11

* One person - the residuum of a tenant family - is to be permitted to continue to occupy the smallest size unit.

**SECTION VII RECEIPT OF APPLICATIONS AND DETERMINATION OF
ELIGIBILITY**

This section sets forth the basic steps which are to be taken in obtaining and verifying data for the purposes of (a) determining whether applications meet the conditions of eligibility for admission set forth in Section I; (b) applying the preference requirements covered in Section IV; (c) determining the rent to be charged families admitted in accordance with Section V;

and the size of dwelling required in accordance with Section VI.

A. Application for Admission. The application for admission constitutes the basic form of the permanent record to be established for each family from which an application for admission is accepted.

1. Families from who Applications are to be Accepted. To assure compliance with the preference requirements of Section IV, applications from all persons seeking admission to a project are to be accepted regardless of the number of eligible applicants on file.

B. Procedures Governing Receipts of Applications. Each person from whom an application for admission is accepted is to be required to submit and sign an application.

All entries are to be made in ink, indelible or typed in. Corrections or changes are to be made by lining through the original entry and substituting therefor the correcting data. Also, such changes are to be dated and initialed by the person recording the changed data and the reason and authority for such change incorporated in the record.

C. Verification and Documentation of Admission Data. To substantiate determinations with respect to eligibility, preference rating, dwelling size and rent to be paid, and to establish the validity of the Authority's certification of a family's eligibility for admission, the representations made by the applicant family in its application for admission are to be verified and all verified findings relating thereto are to be documented.

Documentation of verified findings is to consist of

1. photostatic or carbon copies of documentary evidence possessed by the applicant or other authoritative source substantiating representations made on the application, or in lieu thereof, recordation in brief of the contents of such documents together with the name of the staff member who reviewed the documents, date on which they were reviewed, and the name of the person processing the document;
2. letters from employers and other persons or organizational units qualified to furnish information concerning any of the factors involved in eligibility preference or rent determinations; and
3. notarized statements from self-employed, or other types of workers such as commission salesmen, taxi-drivers, etc., whose earnings result from their own enterprise, setting forth gross receipts, itemized expenses and net profits;
4. memorandum covering verified data obtained by personal contact, telephone conversation, or other

similar means setting forth the source of such information, the date it was received and signed by the staff member receiving the information; and

5. a record of a physical inspection of the housing conditions of all applicants except,
 - a. Those who can submit proof that at the time of admission they are actually without housing, or are about to be without housing as a result of a court order due to no fault of their own or are to be displaced by a low-rent housing project or by a public slum-clearance or re-development project; and
 - b. those with veteran or serviceman status who fall into preference categories in which the number of applications on file from eligible applicants is less than the number of units available which would result in the admission of all such families without the necessity of determining the urgency of the family's need.

D. Analysis of Verified Findings. As verifying data are assembled they are to be reviewed and evaluated in light of established eligibility criteria set forth in Section I and the finding summarized. If during the process of verifying an applicant's eligibility for admission it is ascertained that for one or more reasons he does not meet the established conditions governing eligibility for admission, the investigation is to be discontinued and the applicant advised of his ineligibility.

E. Summarization of Verified Findings. A summarization of verified information is to be made for each applicant not found to be ineligible at time of application. Summarized data are to cover the following specific determinations and the bases for such determinations;

1. Eligibility of the group as a family or the family of any serviceman or of any veteran who has been discharged (other than dishonorably) from, or the family of any serviceman who died in the armed forces of the United States within four years of the date of application;
2. Eligibility of the family with respect to income limits for admission;
3. Eligibility of the family with respect to its net assets;
4. Eligibility of families (excluding veterans and servicemen who apply prior to October 1961) with respect to housing conditions;
5. Eligibility of the family with respect to other conditions of eligibility;

6. Preference category to which the family belongs;
 7. Urgency of the family's need for housing;
 8. Size of unit to which family is to be assigned; and
 9. Rent which the family is to pay based on its net income less exemptions for minors.
- F. Certification. As a part of the application record of each applicant determined to be eligible for admission the Executive Director or a duly authorized person is to certify that an investigation has been made of such family and that on the basis of said investigation it has been determined that the applicant and his family meet all the conditions governing eligibility.
- G. Rechecking Verified Findings Prior to Admission. If there is a time lag of more than 120 days between the date income determinations were made and the time of admission, or between the date of inspection of the housing conditions and the time of admission, a recheck is to be made to ascertain that the income of the family is as it was previously determined, that the applicant is still residing at the same address and that other factors contributing to the urgency of need are unchanged. Changed conditions are to be verified before the family is admitted.

SECTION VIII LEASING OF DWELLING UNITS

A lease agreement is to be entered into between this Authority and all of its tenants. The lease agreement is to be kept current at all times and is to reflect the rent being charged and the conditions governing occupancy.

A. Execution of Lease Agreement

1. A responsible member of each family accepted as a tenant is to be required to execute a lease agreement prior to actual admission. One copy of the lease is to be given to the tenant and one executed copy is to be retained in the tenant's file.
2. If, through any cause, the signer of the lease ceases to be a member of the tenant family, the lease is to be voided and a new lease agreement executed and signed by a remaining member of the family who can qualify as a lessee provided such person meets the requirements set forth in 2. above and provided the family is otherwise eligible for continued occupancy. If no member is qualified to sign a new lease, the existing lease is to be voided and the family required to vacate.
3. If a tenant family transfers to a different dwelling in the same or another low-rent project operated by this Authority, the existing lease is to be cancelled and a

new lease executed for the dwelling into which the family is to move by a member of the family who meets the requirements set forth above.

4. If, at any time during the life of the lease agreement, a change in the tenant's status results in the need of changing or amending any provision of the lease, or if this Authority desires to waive any provision with respect to any tenant, either (a) the existing lease is to be cancelled and a new lease agreement executed, (b) an appropriate rider is to be prepared and made a part of the existing lease, or (c) appropriate insertions are to be made within the instrument. All copies of such riders or insertions are to be dated and signed or initialed by the tenant and by the Executive Director.

- B. Cancellation of the Lease Agreement. Cancellation of a Tenant's Lease is to be in accordance with the provisions of the Tenant Lease form attached hereto.

SECTION IX. PERIODIC REEXAMINATION AND RENT ADJUSTMENTS

- A. Redetermination of Eligibility and Rent Adjustments. The eligibility of all tenants is to be reexamined once every 12 months and, upon determination of the anticipated income for the ensuing year, the tenant's rent is to be adjusted in accordance therewith. If the net income less authorized exemptions exceeds the applicable income limit for continued occupancy or if the tenant is otherwise ineligible, the tenant is to be required to move from the project within 6 months from the date of the redetermination of eligibility. The length of time between the admission of a tenant and his first reexamination is not to exceed 18 months to fit a reexamination schedule.
- B. Reexamination Procedures. Data assembled at the time of re-examination is to be filed in the folder set up for the family at the time of its application for admission (see Section VII.A.).

SCHEDULE OF RENTS

Springfield Housing Authority
Springfield, Massachusetts

Project Mass. 35-1

TABLE OF GROSS RENTS: This table is used solely for determining rent and not for determining eligibility.

Ratio of Monthly Gross Rent to Annual Income shown is 20%.

	<u>MONTHLY GROSS RENT</u>	<u>INCOME FOR RENT</u>	<u>MONTHLY GROSS RENT</u>	<u>INCOME FOR RENT</u>
Min.-----	33	\$1980	67	\$4020
rent	34	2040	68	4080
for	35	2100	69	4140
Elderly	36	2160	70	4200
	37	2220	71	4260
	38	2280	72	4320
	39	2340	73	4380
	40	2400	74	4440
	41	2460	75	4500
	42	2520	76	4560
Min.-----	43	2580	77	4620
rent	44	2640	78	4680
for	45	2700	79	4740
others	46	2760	80	4800
	47	2820	81	4860
	48	2880	82	4920
	49	2940	83	4980
	50	3000	84	5040
	51	3060	85	5100
	52	3120	86	5160
	53	3180	87	5220
	54	3240	88	5280
	55	3300	89	5340
	56	3360	90	5400
	57	3420	91	5460
	58	3480	92	5520
	59	3540	93	5580
	60	3600	94	5640
	61	3660	95	5700
	62	3720	96	5760
	63	3780	97	5820
	64	3840	98	5880
	65	3900	99	5940
	66	3960	100	6000

Families with incomes in excess of those shown above will be charged an additional \$1.00 per month for every \$60. (or fraction thereof) of Net Family Income after exemption for Minors.

Families with incomes less than those shown above will be charged the Minimum Monthly Gross Rent regardless of the resulting ratio of rent to income.

Income for Rent. This net income after allowable deductions as outlined in Section X, Item L, Paragraph 2.

Monthly Gross Rent. This is the Gross Rent computed on the basis of 20% of above Income for Rent, Gross rent includes rent and all utilities. As electricity is individually metered to each apartment and the cost of electric consumption paid by tenant direct to the Utility Co., there is an allowance of \$8.00 per month made against the gross rent. The Contract Rent payable to the Springfield Housing Authority therefor is the gross rent schedule above minus \$8.00.

MINIMUM MONTHLY GROSS RENT IS \$ 33.00 for the elderly families
\$ 43.00 for other than elderly families.

STATUS OF SPRINGFIELD HOUSING AUTHORITY HOUSING UNITS

1.(a) No. of Units under Management:

	1 Br.	2 Br.	3 Br.	4 Br.	5 Br.	6 Br.	Total
State Aided Projects	28	276	218	10	--	--	532
Federally Aided Projects	45	103	148	32	8	12	348
Total Number of Units	73	379	366	42	8	12	880

1.(b) No. of Bedrooms:

State Aided Projects	28	552	654	40	--	--	1,274
Federally Aided Projects	45	206	444	128	40	72	935
Total Bedrooms	73	758	1,098	168	40	72	2,209

1.(c) Turnover (1966)

State Aided	12	89	62	--	--	--	163
% of Turnover	43%	32%	28%				31%
Federally Aided	23	41	43	13			120
% of Turnover	51%	40%	29%	41%			34%

2. (a) Plans for additional units include 100 units for Project Mass. 35-3 on three separate sites in the same area. These will include no 1 Bedroom units; a minimum of 2 Bedroom units and the balance will be 3, 4 and 5 Bedroom units. Date for availability will be more than one year hence.

(b) An application has been approved for 300 units of low rent housing consisting of new construction and rehab. Date for this availability is very indeterminate. This application also includes an additional 200 units of scattered site leased housing under Section #23 of the Leased Housing. Plans are now under way for an immediate start of this program.

(c) In addition to the 263 units of State Elderly housing and 40 units of Federal Elderly housing, not included in the above statistics, there are now under construction in the Belle Charles area, 200 units of Federal Aided Elderly housing. There is also a possibility of the 300 units of rehab or new construction mentioned above also being elderly housing.

3. Income limits for initial and continued occupancy limits are shown on attached schedules.
4. Minimum rent charges are shown on attached schedules.
5. Priority of admission preference outlined on attached sheets.
6. Admission requirements explained on attached excerpts from both State and Federal adopted procedures attached.

STATE-AIDED VETERANS PROJECT

	<u>ADMISSION LIMIT</u>	<u>CONTINUED OCCUPANCY LIMIT</u>	<u>PERCENT OF INCOME</u>	<u>MINIMUM RENTS</u>
For families with one minor dependent	\$4,800.00	\$5,300.00	19%	\$35.00
For families with two minor dependents	\$5,000.00	\$5,500.00	17%	\$31.00
* For families with three minor dependents	\$5,200.00	\$5,700.00	15%	\$27.50

* Tenants are allowed an additional \$200.00 deduction from gross annual income for each minor dependent in excess of three.

COMMERCIAL SPACE FOR RENT
CENTURY HOLDING COMPANY - 1200 MAIN STREET, SPRINGFIELD, TEL. 785-1981
OFFICES

<u>Location</u>	<u>Type of Building</u>	<u>Zone</u>	<u>Elec. Service</u>	<u>Toilets</u>	<u>Heat</u>	<u>Sq. Footage</u>	<u>Estimated Rental</u>	<u>Remarks:</u>
95 State Springfield	Masonry-Steel	Commer- cial	115V 208V	On each Floor	Oil- Steam	From 130 to 1700 sq.ft. or larger at times.	\$3.75 to 4.10 per sq.ft. per annum	Rental depends on facilities provided, such as air conditioning, & location, etc. Include: nightly janitorial cleaning service, periodic window washing & floor waxing, electricity, full maintenance & automatic elevators.

CENTURY INVESTMENT COMPANY - 1200 MAIN STREET, SPRINGFIELD, TEL. 785-1981
OFFICES

<u>Location</u>	<u>Type of Building</u>	<u>Zone</u>	<u>Elec. Service</u>	<u>Toilets</u>	<u>Heat</u>	<u>Sq. Footage</u>	<u>Estimated Rental</u>	<u>Remarks:</u>
73 State	Masonry-Steel	Commer- cial	115V 208V	1 Men's & 1 Women's on this Floor	Oil- Steam	Up to 2500 sq.ft.	\$3.25 per sq. ft. per annum	This space is on the lower level of the building. Rental includes nightly janitorial service, periodic window washing and floor waxing, electricity & automatic elevator. Opposite County Courthouse & Registry of Deeds.

CENTURY INVESTMENT COMPANY - 1200 MAIN STREET, SPRINGFIELD, TEL. 785-1981
STORES

<u>Location</u>	<u>Type of Building</u>	<u>Zone</u>	<u>Elec. Service</u>	<u>Toilets</u>	<u>Heat</u>	<u>Sq. Footage</u>	<u>Estimated Rental</u>	<u>Loading Docks</u>	<u>Remarks:</u>
Century Shopping Center Memorial Ave. West Spfld.	Masonry-Steel	Commer- cial	115V 208V	In 2 Areas	Oil- Steam & Blowers	13,100 ground & 13,100 basement	\$26,000 per annum \$10¢ per sq.ft. of ground floor for site maintenance	Yes	Air Conditioned-acoustical ceiling-fluorescent lighting - Presently Stop & Shop Supermarket which will move into new larger store at the Center approx. Nov. 29, 1966-Fully modern-ample parking-near U.S. Routes 91, 5 & 20 Lessee provides all utilities-heat, etc.

CENTURY INVESTMENT COMPANY - 1200 MAIN STREET, SPRINGFIELD, TEL. 785-1981
INDUSTRIAL - COMMERCIAL

<u>Location</u>	<u>Type of Building</u>	<u>Zone</u>	<u>Mec. Service</u>	<u>Toilets</u>	<u>Heat</u>	<u>Sq. Footage</u>	<u>Estimated Rental</u>	<u>Loading Docks</u>	<u>Remarks:</u>
32 Park St. Springfield	Masonry Steel	Industrial	115V 208V	2	Oil- Steam	7500 on ground floor	\$475.00 per month	2 Drive-in Entrances	Suitable for manufacturing, wholesale, distribution or retailing. Fully sprinklered.
27 Park St. Springfield	Masonry Steel	"	115V & 208V 440V in basement	2	Oil- Steam	5500 on ground floor	\$350. per month	2 Drive-in Entrances	" " " "
31 Park St. Springfield	Masonry Steel	"	115V & 208V 440V in adjacent basement	1	Oil- Steam	3500 on ground floor	\$225. per month	1 Drive-in Entrance	" " " "

INDUSTRIAL

25 Willow St. Springfield
 Masonry Steel
 115V &
 208V
 2 on each floor, 1 in basement
 Oil- Steam & Blowers on 1st floor
 60,000-Has Office space on dock
 \$40,000 Large covered loading
 2 Freight Elevators-fully
 sprinklered. Lessee provides
 all utilities-heat, etc.
 on 1st & 4 Floors &
 4th floors Basement

CENTURY INVESTMENT COMPANY - 1200 MAIN STREET, SPRINGFIELD, TEL. 785-1981
INDUSTRIALLY ZONED LAND

Agavam: Approximately 25 acres - off Hunt St. (off Meadow St.) - near South End Bridge & Routes 5 & 57 Rotary - near mouth of Westfield River.

West Springfield: Approximately 10 acres - generally within area bounded by Memorial Ave., Union St. Extension, Agavam Ave. and Century Shopping Center.

These acreages could be developed and modern buildings constructed on them by us, for leasing to suitable tenants. Rental terms would be negotiated in relation to the needs of the tenants.

EXHIBIT "B"

VACANT COMMERCIAL SPACE IN SPRINGFIELD

<u>AGENT'S NAME</u>	<u>LOCATION</u>	<u>SPACE</u>	<u>SALE</u>	<u>LEASE</u>
P. Oldenburg	646 Page Blvd.	600 sq. ft.	\$13,000	
Sol Freedman	Cor. Chestnut & Taylor	700 sq. ft.		Open
Gimble Co.	104 Boston Rd.	600 sq. ft.		Open
Mr. Lemerin	304 Worthington St.	370 sq. ft.		\$75.00/mo.
Mr. Moriarty	6 Lyman St.	700 sq. ft.		\$100.00/mo.
Mr. Flaks	2158 Main St.	190 sq. ft.		Open
RE 9-4323	788 Liberty St.	500-750 sq. ft.		Open
G. J. Nassac Jr.	Boston Road	2,400 sq. ft.		Open
William Chiz	2849 Main St.	1,000 sq. ft.		Open
Sam Freedman	128 Taylor St.	700 sq. ft.		\$200.00/mo.
Mr. Plotkin	340 Worthington St.	900 sq. ft.		\$150.00/mo.
Sam Freedman	236 Chestnut St.	700 sq. ft.		\$150.00/mo.
Gendon Morris	1482-1486 State St.	1,000 sq. ft.	\$45,000	\$175.00/mo.
P. Oldenburg	67 Wilbraham Rd. Garage	1,000 sq. ft.		Open
P. Oldenburg	1295 Worcester St. I.O.	2,000 sq. ft.		Open
Surplus Sales	2755 Main St.	2,000 sq. ft.		Open
Store	806 Main St.	1,850 sq. ft.		\$500.00/mo.
Preston Realty	1087 State St.	2,000 sq. ft.		Open

<u>AGENT'S NAME</u>	<u>LOCATION</u>	<u>SPACE</u>	<u>SALE</u>	<u>LEASE</u>
Preston Realty	2162 Main St.	980 sq. ft.		Open
White Realty (store)	115 Chestnut St.	1,300 sq. ft.		Open
Mr. Lemerin	304 Worthington St.	700 sq. ft.		\$160.00/mo.
Mr. Plotkin	548 Summer Ave.	1,280 sq. ft.		\$300.00/mo.
Preston Realty	2164 Main St.	1,050 sq. ft.		Open
P. Oldenburg	281-285 Belmont Ave.	600 sq. ft.	\$25,500.00	
Francis Mc Gee	40 Berkshire Ave.	20' x 75' 1,500 sq. ft.		Open
Frank Janusz	70 Cross St.	2,000 sq. ft.		\$130.00/mo.
Mrs. Checkett	146 College St.	2,016 sq. ft.		Open
White Realty	117 Chestnut St.	2,700 sq. ft.		Open
P. Oldenburg	2911-2817 Main St.			Open
P. Oldenburg	112-122 Boston Rd.	2,640 sq. ft.	\$65,000.00	
Balise Chevrolet	296-298-300 Main St.	3,200 sq. ft.		Open
Donald Schreiber	Near Rt. 91	4,000 sq. ft.		Open
Sol Freedman		5,000 sq. ft.		Open
P. Olenburg	El Paso St. E. Splfd.	3,400 sq. ft.	\$35,000.00	
P. Olenburg	1482-1486 State St.	5,580 sq. ft.	\$55,000.00	
P. Olenburg	479 Main St. I.O.	5,000 sq. ft.		
	47 Warehouse St.	4,800 sq. ft.		\$350 mo.

<u>AGENT'S NAME</u>	<u>LOCATION</u>	<u>SPACE</u>	<u>SALE</u>	<u>LEASE</u>
Mr. Plotkin	338 Worthington St.			\$225-230 mo.
P. Olenburg	1673 - 677 Main St. - ea. fl. 2 stores 30 x 50	3,000 sq. ft.		To be leased in 300 units
Mr. Flaks	135-139 Hickory St.	4,000 sq. ft.	\$42,000.00	
Sol Freedman	191 Chestnut St.	5,000 sq. ft.		\$350.00 mo.
Mr. Dunlap	837 State St.	6,000 sq. ft.		\$350.00 mo.
Mrs. M. Viner	92 Memorial Ave.		\$85,000.00	\$1,000.00 mo.
Mrs. M. Viner	West St. & Plainfield	10,000 sq. ft.		\$850.00 mo.
P. Olenburg	1156 Main		\$7,200.00	\$225.00 mo.
Dennis Real Estate	Monitor Bldg.	10,000 sq. ft.		Open
Mc Millian & Son Realty	620 State St.	8,900 sq. ft.		Open
National Management Corp.	865 Memorial Ave.	6,250 sq. ft.		\$850.00
Gimbel Kirby	Monitor Bldg.	6,000 sq. ft.		Open
National Management Corp.	865 Memorial Ave.	6,500 sq. ft.		Open
B. J. Donohue	135-139 Magazine			Total area rent \$200.00 mo. Partial area rent \$65.00 mo.
P. Olenburg	Page Blvd.	8,000 sq. ft.		\$65.00 mo.
	233 Page Blvd.	8,000 sq. ft.		Open
Mr. Weinstein	781 Worthington St. Garage	12,000 sq. ft.		Rent \$900.00 mo.

<u>AGENT'S NAME</u>	<u>LOCATION</u>	<u>SPACE</u>	<u>SALE</u>	<u>LEASE</u>
James E. Balise	296 Main St.	17,000 sq. ft.		Rent \$.70 per ft.
Jack Foggle	322 Main St.	13,000 each fl. 26,000 sq.ft.		Lease - \$1.00 per ft. heated-Sale?
Mrs. M. Viner	781 Worthington St.	12,000 sq. ft.		Rent - \$900. per mo.
P. D. Oldenburg	247 Hancock St. Garage & Store	15,000 sq. ft.		Sale - \$39,000.00 Overhead doors
P. D. Oldenburg	461 Boston Rd.	17,645 Frontage		
Mr. Plotkin	395 Dwight St.	32,000 sq. ft.		Can be rented @ \$.05 sq. ft. Sprinklered
National Management Corp.	58 Albany St.	16,000 sq. ft.		Will discuss