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SUMMARY OF PART 12
URBAN RENEWAL MANUAL
"Conservation and Rehabilitation"

October 4, 1960

Urban Renewal Administration

Housing and Home Finance Agency

ELIGIBLE TYPES OF TREATMENT

Conservation

Area may be (1) the entire project area or (2) a section of a project area. It may include spot clearance.

Reconditioning

Area must be entire project area. It may include spot clearance.

Combined Conservation and Clearance

CRITERIA FOR CONSERVATION OR RECONDITIONING AREAS

Initial project areas or sections thereof may not generally be larger than 100 acres.

Predominantly residential area may exceed 100 acres if not more than 300 dwelling units requiring conservation are to be retained.

OBJECTIVES OF CONSERVATION

- (1) Renewal of deteriorating areas to a long-term sound condition.
- (2) Improvement of quality of individual properties and living conditions, concurrent with provision of any required public facilities and improvements.
- (3) Establishment of continuing program to maintain renewed individual properties, public facilities, and improvements.
- (4) Prevention of spread or recurrence of blight.

CRITERIA FOR RESIDENTIAL AND NONRESIDENTIAL CONSERVATION AREA

Area is deteriorating but basically sound with long-term useful life potential.

Area can be built up or not built up.

51% or more individual properties need only minor or no repairs to meet Property Conservation Standards and are reasonably distributed throughout area. All other properties to remain in area are feasible of upgrading to PCS's.

Renewal of buildings can be completed within 3 years after Loan and Grant Contract.

Owners and tenants support project.

Mortgage financing will be available.

ELIGIBLE COSTS -- CONSERVATION

The same project improvements and local grants-in-aid are eligible costs as for Title I clearance and redevelopment projects.

PROPERTY CONSERVATION STANDARDS FOR INDIVIDUAL PROPERTIES

Code standards plus FHA requirements, or equivalent -- to assure long-term life of property.

DETERMINING FEASIBILITY OF CONSERVATION

PROPERTY SURVEYS

Prior to Survey and Planning

Make preliminary judgment on:

- (a) Suitability of area for conservation.
- (b) Feasibility of conservation of individual properties.
- (c) Tentative Property Conservation Standards.

During Survey and Planning

Classification of all properties as "standard", "conservable", or "requiring demolition".

Formulation of Property Conservation Standards.

FAMILY SURVEYS

CONSERVATION REPORT

Conservation Report submitted with Part I of Application for
Loan and Grant summarizes:

- (1) Proposals to LPA for carrying out conservation activities.
- (2) Basis upon which proposals have been developed.

MINIMUM REQUIREMENTS DURING EXECUTION -- CONSERVATION

- (1) Written notification to every owner and resident -- explaining general nature of project and its goals.
- (2) Property surveys to determine specific improvements needed to meet Property Conservation Standards.
- (3) Written notification to every property owner:
 - (a) Specific improvements required.
 - (b) Precautions to be taken before contracting for improvements.
- (4) Informational and counseling services to owners and residents.
- (5) Coordinated plan with appropriate city departments and officials.
- (6) Development of organized neighborhood support; continuing action program.
- (7) Maintenance of central records.

OBJECTIVES OF RECONDITIONING

- (1) Prevention of further decline of deteriorated areas.
- (2) Improvement of area's dwelling accommodations and living conditions.
- (3) Establishment of continuing program to maintain these improvements.
- (4) Arresting spread of blight.

CRITERIA FOR RECONDITIONING AREA

- (1) Area deteriorated, but useful life can be extended at least 10 years.
- (2) Area must be built up and predominantly residential.
- (3) 20% or more of dwelling units in need of major repair.
- (4) Not more than 20% of buildings are infeasible of upgrading and must be demolished.
- (5) Reuses for cleared land -- in accord with future development plan.
- (6) Reconditioning of properties can be completed within 3 years after Loan and Grant Contract.
- (7) Locality must be committed to:
 - (a) Periodic reinspection of all properties.
 - (b) Coordination of community services and organizations in area.

ELIGIBLE COSTS FOR LAND ACQUISITION -- RECONDITIONING

- (1) Elimination of deteriorated residential properties.**
- (2) Elimination of nonresidential properties or incompatible land uses.**
- (3) Providing a site for a district police or fire station or a health or community center.**

ELIGIBLE COSTS FOR PROJECT IMPROVEMENTS -- RECONDITIONING

- (1) Utilities generally same as for other Title I projects.**
- (2) Publicly owned street lighting and fire and police communication systems.**
- (3) Parks and playgrounds when on land acquired to clear dilapidated buildings and hazardous uses.**
- (4) Minimal reconstruction of streets.**
- (5) Installation or repair of curbs, gutters, culverts, and sidewalks.**
- (6) Rough grading.**
- (7) Finished grading and essential landscaping.**

NON-CASH GRANTS-IN-AID -- RECONDITIONING

- (1) Project improvement and land acquisition items previously listed.
- (2) District police or fire stations.
- (3) Health or community centers.
- (4) Finished grading and essential landscaping.

PROPERTY RECONDITIONING STANDARDS FOR INDIVIDUAL PROPERTIES

**Code standards or code standards plus additional criteria, if
necessary -- to extend life of property at least 10 years.**

DETERMINING FEASIBILITY OF RECONDITIONING

Prior to Survey and Planning:

- (1) Make preliminary judgment on suitability of area for reconditioning treatment.

During Survey and Planning -- Determination of:

- (1) Deteriorated residential buildings infeasible of repair.
- (2) Nonresidential buildings or incompatible land uses.
- (3) Specific improvements required to meet Property Reconditioning Standards.

RECONDITIONING REPORT

Reconditioning Report submitted with Part I of Application for Loan and Grant summarizes:

- (1) Proposals of LPA for carrying out reconditioning activities.
- (2) Basis upon which proposals have been developed.

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Summary of part 12, Urban
renewal manual, Conservation

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