

# Urban Redevelopment in Lawrence

- Where
- What is it
- Who pays for it
- How does it work
- Who will it affect
- How much will it cost

Read

The Answers to these  
and other Questions

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REDEVELOPMENT AGENCY

for

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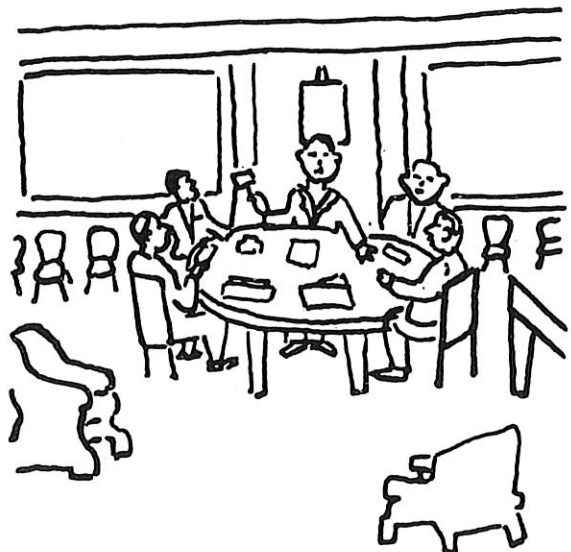
WHAT IS URBAN REDEVELOPMENT?

Urban Redevelopment is the process of clearing land to eliminate blighted housing, conflicting land uses and uneconomical neighborhoods, and to plan and promote the proper use of land so as to best serve the interests of our City and its people from both an economic and social standpoint.



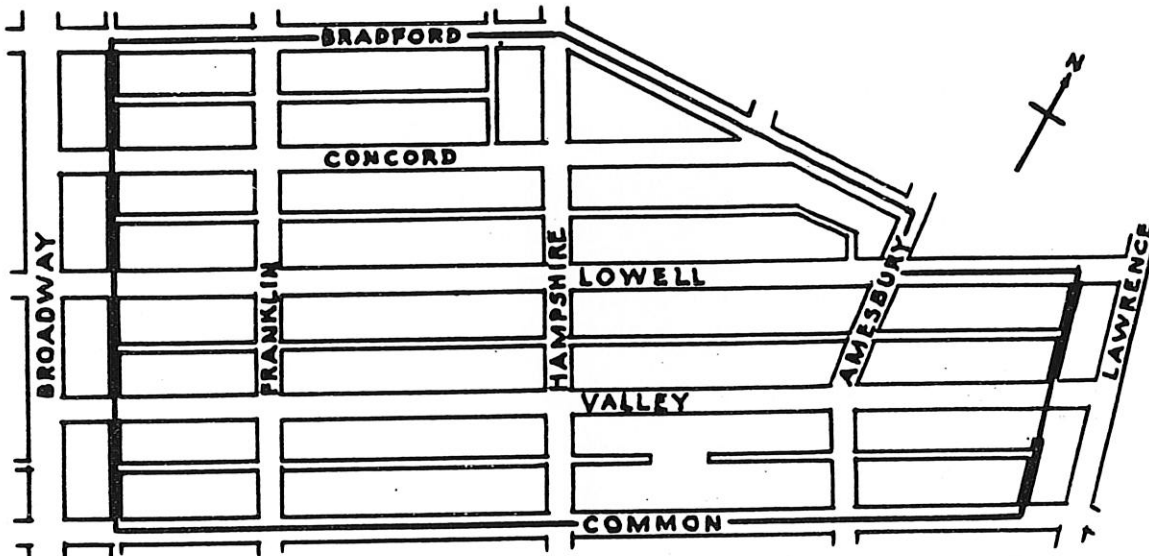
WHAT LOCAL AGENCY IS CHARGED WITH THE RESPONSIBILITY OF CARRYING OUT THE PROGRAM?

The Lawrence Housing Authority, consisting of five appointive members, is the responsible local agency under Massachusetts Statutes.



**WHERE WILL THE LOCAL REDEVELOPMENT AREA BE LOCATED?**

The local area is roughly that part of the City between Lawrence Street and Broadway, and Common Street and Bradford Street. About 35 acres in the heart of the City.



**WHY WAS THIS AREA SELECTED?**

Census data showed the area to be predominately sub-standard; conflicting land uses are widespread; it is unproductive from a standpoint of tax return, and an economic liability to the City. Because of its location, adjacent to the main shopping district, it has attractive re-use possibilities.



ARE OTHER CITIES IN THE COUNTRY, AND PARTICULARLY IN OUR VICINITY, ENGAGING IN SIMILAR REDEVELOPMENT PROJECTS?

Yes, most large cities are engaged in the same type or similar programs. Some of these are noted on the Map.

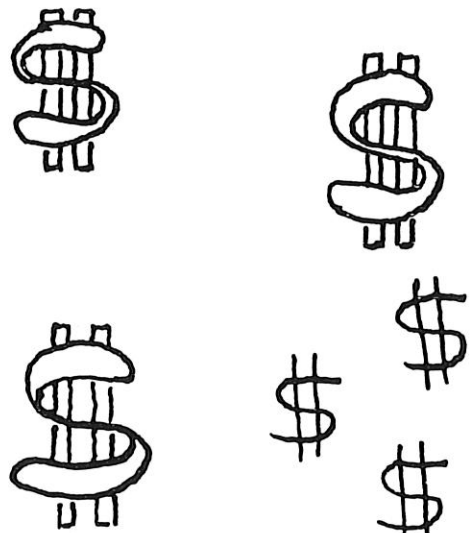


WHY IS THE GOVERNMENT DOING THIS JOB RATHER THAN PRIVATE ENTERPRISE?

The job of clearing slums and blighted areas is such a huge one that private enterprise by its own devices can not do the job without assists from Local and Federal Government in the form of financial aid. After the land is cleared, private enterprise takes over. It must of necessity be a cooperative effort.

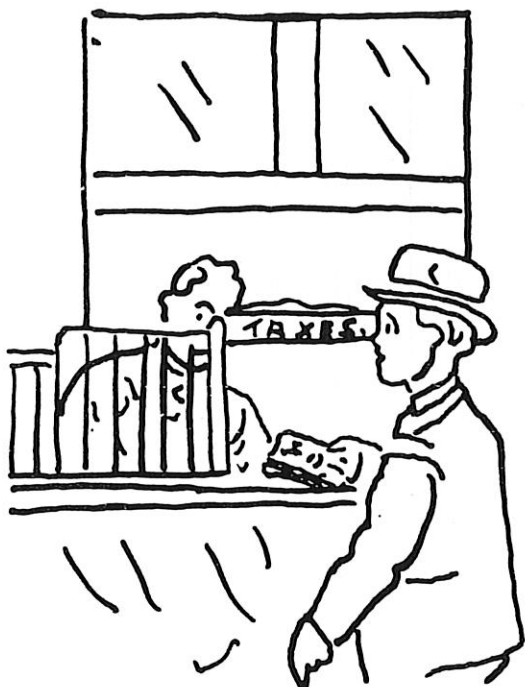
WILL THIS PROGRAM COST THE CITY ANY MONEY?

As like most every worthwhile civic endeavor, the finances of the City are involved. However, the City is relieved of a good proportion of the cost since the United States Government offers to pay two-thirds of the net cost. Even with this help the City will have to spend, perhaps, more than one-half million dollars.



**HOW WILL THE CITY BENEFIT  
BY REDEVELOPMENT?**

The new development will add to the attractiveness of the heart of the City's business district, increase tax yield, alleviate traffic and parking conditions, and give the civic and economic life of the City a lift.



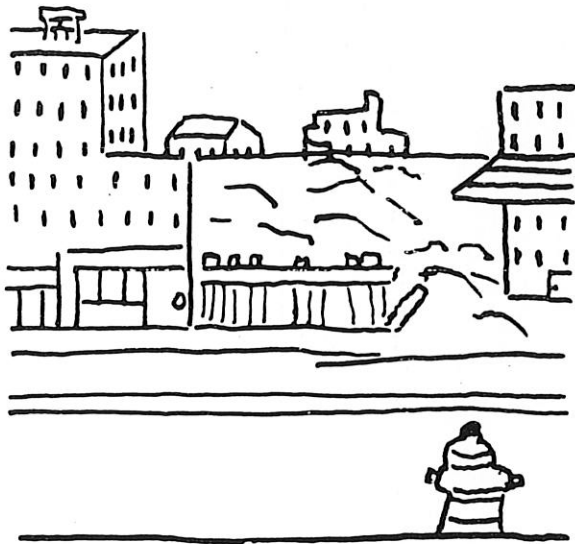
**WILL THE CITY LOSE TAXES  
DURING THE REDEVELOPMENT  
PERIOD?**

The City will receive full taxes on the land during re-development and on structures as long as they are standing.

**WILL THERE BE A LOSS OR GAIN  
IN REVENUE TO THE CITY WHEN  
WE HAVE A REDEVELOPED AREA?**

The return to the City in taxes in the area is now only slightly over one hundred thousand dollars per year. We hope this will increase many times when the entire area is developed.





WILL ALL PARCELS IN THE AREA  
BE TAKEN?

Some of the substantial  
buildings in the area  
not in conflict with the new  
development may remain in  
the area. In this case  
owners must agree to abide  
by any restrictions placed  
on the area as a whole.

MAY A PERSON IN BUSINESS  
IN THE AREA RELOCATE IN  
THE AREA?

It is hoped that many of  
the businesses in the area  
will desire to relocate in  
the new area and they will  
be encouraged to do so,  
providing they can meet  
the requirement.



WILL THE WHOLE AREA BE  
TORN DOWN AT THE SAME TIME?

The area will be developed  
in stages, and business  
which is to relocate within  
the area may be able to  
construct their new facility  
before having to move.

**SHOULD I SELL MY  
PROPERTY NOW?**

You may of course sell your property any time you wish, but do not be misled. The Housing Authority will pay you the fair value of your property.



**WHO DETERMINES HOW MUCH I WILL  
RECEIVE FOR MY PROPERTY?**

The real estate will be appraised by expert independent appraisers working under a fee contract with the Authority, none of whom may have any interest in any property in the area.

**HOW, AND HOW MUCH, WILL  
I BE PAID FOR MY PROPERTY?**

You will be paid in cash, and immediately upon transfer of title. The amount paid will be the fair market value of the property at the time of transfer.

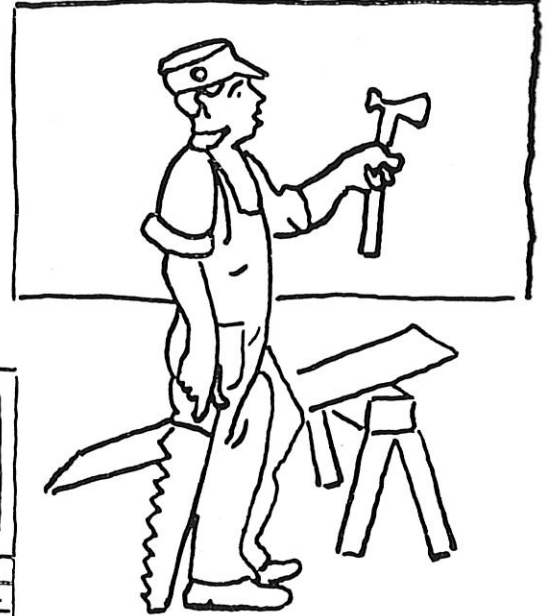






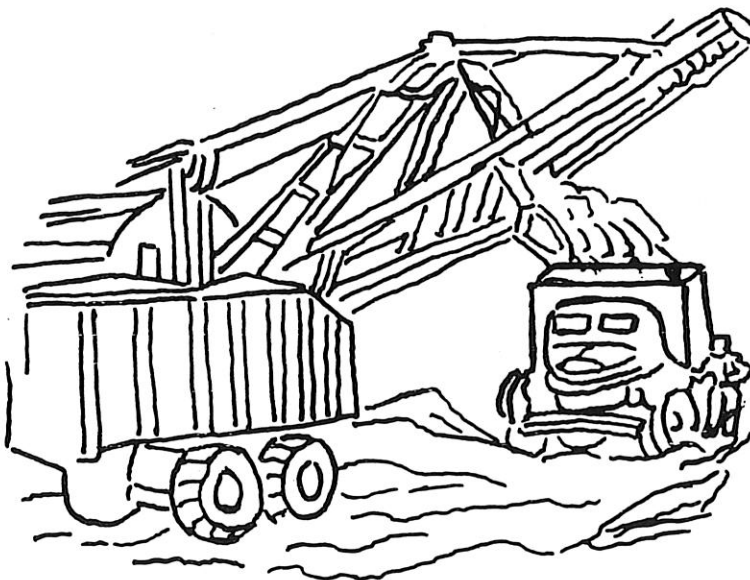
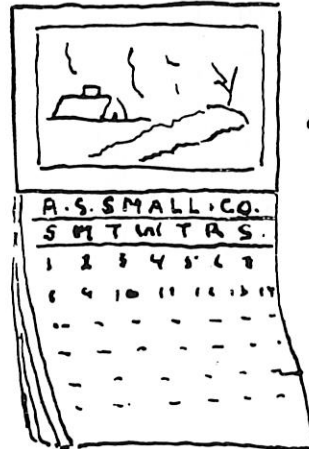
SHOULD I REPAIR MY  
PROPERTY NOW?

All property should be given ordinary maintenance and repair as the condition of the property at the time of transfer will certainly have a bearing on its value.



WHEN WILL BUILDINGS  
BE TORN DOWN?

The exact date of demolition is not yet established. It is safe to say that it will be at least another year before much property is acquired.



IF I OWN VACANT LAND IN THE  
AREA AND WANT TO BUILD,  
SHOULD I BUILD NOW?

We can not tell you not to build, but it might be advisable to wait until plans are further developed.

## WHAT HAPPENS TO TENANTS?

Tenants in the area will eventually have to move, but should not become alarmed, since no tenant must move until adequate quarters are available. The Authority will set up a re-housing office to help tenants with their problems.



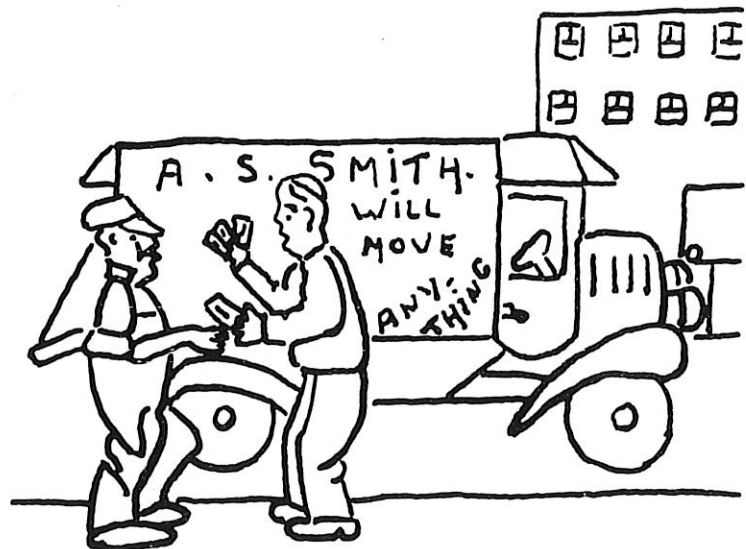
## CAN FAMILIES LIVING IN THE AREA MOVE TO PUBLIC HOUSING?

Those families living in the area found to be eligible for Public Housing, in accordance with income standards only, will be given first preference in vacancies.



## WHO WILL PAY FOR MY MOVING?

The Housing Act of 1956 provides for some financial help to families forced to move from the area, if such help is necessary.



## WHAT HAPPENS TO BUSINESS IN THE REDEVELOPMENT AREA?

Most of the present businesses in the area will be able to adapt themselves to the new area. Some that depend strictly on trade from residents in the district will perhaps find it more advantageous to move to other neighborhoods.



## CAN I RETAIN AND DEVELOP MY OWN PROPERTY?

You may retain and redevelop your own property if you can do so and still conform to the general redevelopment plan of the whole area. Because of street closings, widenings and changes, it may not be possible. To determine the possibilities you should check with the Housing Authority Office.

## WHO WILL BUILD NEW BUILDINGS?

In some cases the builder might be a single business constructing for individual use, other re-developers will be constructing for rental purposes. All construction will be done by private individuals or firms, not by the Government.

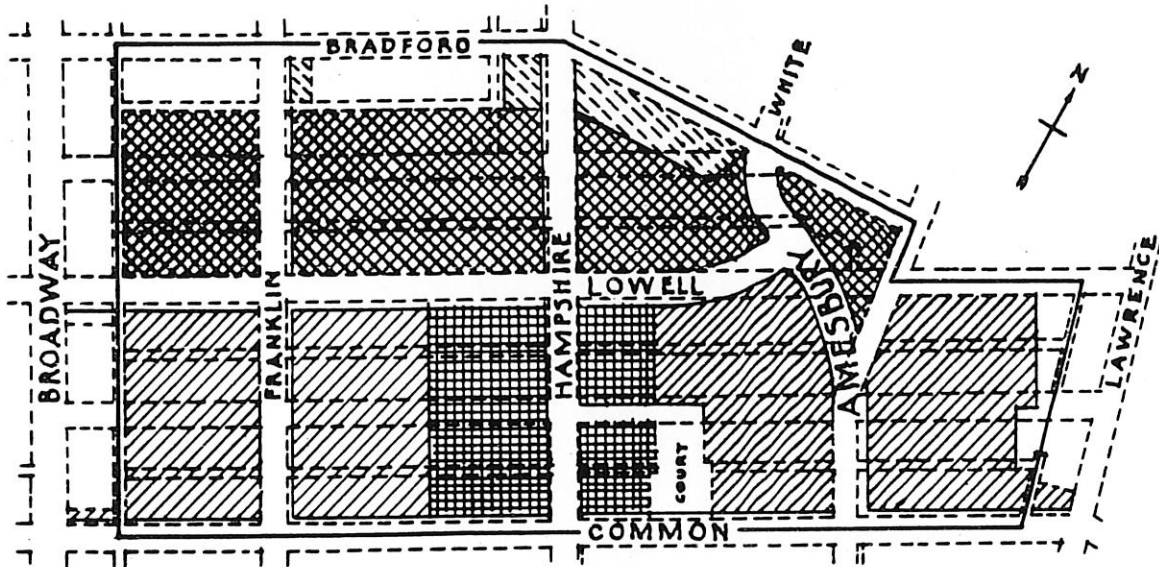


FOR WHAT NEW USES WILL LAND  
IN THE AREA BE USED AFTER  
IT IS CLEARED?

The new land uses call for retail, parking, commercial, and light industrial use, and possibly a small amount of residential to be devoted to apartment type structures.

LEGEND

- BOUNDS OF EXISTING BLOCKS
- BOUNDS OF PROPOSED BLOCKS
- [Cross-hatched] RESIDENTIAL AND PARKING
- [Diagonal lines /] COMMERCIAL
- [Diagonal lines \] PARKING AND RETAIL
- [Grid pattern] MUNICIPAL AND FEDERAL
- [White box] PUBLIC OPEN
- [Thick line] PROJECT AREA LIMITS



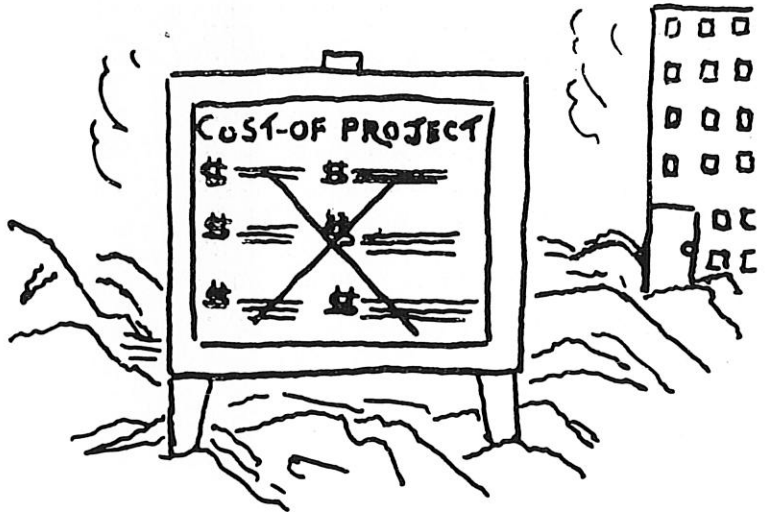
HOW WILL THE LAND IN THE  
AREA BE SOLD?

In some instances by negotiation, as will be the case when the re-developer is a public agency or semi-public non profit body. Negotiation on a buy and sell basis can also be utilized when a present owner desires to acquire a comparable amount of land elsewhere in the area. Land specifically adapted to a single use can be sold by negotiation. In the main, however, the great bulk of land will be sold by public sale through the medium of sealed bids, after ample publicity and wide-spread advertising, so that everyone may avail himself of the opportunity to purchase.



WHAT HAPPENS TO SURVEY COSTS  
IF THE CITY GOVERNMENT VOTES  
TO DISCONTINUE THIS PROGRAM?

Survey and Planning expense are part of the overall project cost and are not an obligation of the City but of the local agency. If the project does not become a reality there are no provisions for the repayment of the loan.



WILL CITIZEN GROUPS GET A CHANCE TO  
BE HEARD REGARDING THIS PROGRAM?

There will be many public meetings and at the time of application for a Capital Grant from the Federal Government the City will hold an open public hearing on the entire redevelopment plan.

