

Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle Chan, Undersecretary

August 1, 2019

Kara O'Connell, Chairman
Fall River Redevelopment Authority
One Government Center, Suite 601
Fall River, MA 02722

Re: Fall River Downtown Urban Renewal Plan, City of Fall River - Approved

Dear Ms. O'Connell:

The Department of Housing and Community Development (the Department) received the City of Fall River's urban renewal plan entitled *Fall River Downtown Urban Renewal Plan* (the Plan) on July 5, 2019. Additional information was submitted on July 23, 2019. The Plan is a twenty-year plan for the revitalization of Fall River's historic downtown by reuniting the two halves of the downtown (severed by the construction of I-195) and creating a spine of North and South Main Streets, hinged at City Hall and the surrounding plaza (Government Center). Under the proposed Plan, the Fall River Redevelopment Authority (FRRA) envisions rehabilitation of existing structures and new construction along the Main Street spine in the form of additions to existing structures or redevelopment of vacant lots now used for parking. The Plan also seeks infill of the "missing teeth" of vacant or underutilized lots along secondary streets to create an appropriate transition from the higher density of uses along the spine to the lower density of the mostly residential neighborhoods.

Pursuant to M.G.L. Chapter 121B, § 48, the Department has reviewed the Urban Renewal Plan submission and makes the following findings:

- The project area would not by private enterprise alone and without either government subsidy or the exercise of governmental powers be made available for urban renewal.
- The proposed land uses and building requirements in the project area will afford maximum opportunity for privately financed urban renewal consistent with the sound needs of the City of Fall River as a whole.
- The financial plan is sound.
- The project area qualifies as a decadent, substandard or blighted open area.
- The Urban Renewal Plan is sufficiently complete.
- The FRRA must request designation of a Relocation Advisory Agency and submit a Relocation Plan for approval to the Bureau of Relocation prior to the commencement of any relocation activities pursuant to M.G.L. Chapter 79A and 760 CMR 27.00.

The Department concurs with the finding of the City's Planning Board that the Urban Renewal Plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole.

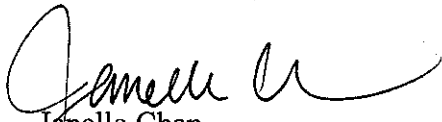
Please be advised that, except as set out in 760 CMR 12.04 (3), pursuant to 760 CMR 12.04, Land Acquisition, two recent, independent appraisals must be submitted to the Department prior to actual land acquisitions.

The Department approves the Fall River Downtown Urban Renewal Plan. This approval is conditional upon the Fall River Redevelopment Authority obtaining the necessary MEPA approvals in accordance with the Massachusetts Environmental Policy Act. Please forward copies of MEPA documents upon receipt.

On behalf of Governor Baker, the Department looks forward to working with the City of Fall River and the Fall River Redevelopment Authority in the future on the successful implementation of this urban renewal plan.

If you have any questions, please contact Maggie Schmitt, Urban Renewal and Relocation Coordinator, at 617-573-1408 or Maggie.Schmitt@mass.gov.

Sincerely,



Janelle Chan
Undersecretary

cc: Maria Marasco, Esq.
William D. Roth, Jr., AICP
Emily K. Innes, Harriman, AICP