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## HOUSE JOINT RESOLUTION NO. 619

Offered January 10, 2001

Prefiled January 10, 2001

*Directing the Housing Study Commission to study the current practices of housing authorities in designating an area as a redevelopment area but not concluding the project in a timely manner.*

Patrons—Drake and Byron

Referred to Committee on Rules

WHEREAS, pursuant to the Virginia Housing Authorities Law, housing authorities, within their areas of operation, have the general power to prepare, carry out, acquire, lease and operate housing projects and residential buildings, and to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or residential building; and

WHEREAS, additional authority has been given to housing authorities to acquire blighted or deteriorated areas, which are defined as areas (including slum areas) with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community; and

WHEREAS, a housing authority has the right to acquire by the exercise of the power of eminent domain any real property that may be necessary for the purposes of the authority after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes; and

WHEREAS, redevelopment and revitalization remain a major challenge facing Virginia's cities and older suburbs, and with buildable land largely built out, these localities have little choice for large- or even moderate-scale redevelopment projects other than acquiring land already improved with buildings—residential, commercial, or a combination thereof; and

WHEREAS, often times, property designated by a housing authority as part of an approved redevelopment plan is scheduled to be acquired by the housing authority 10 or more years after the initial announcement of the redevelopment plan or never acquired; and

WHEREAS, this practice results in property within redevelopment areas sitting vacant or boarded, awaiting redevelopment or demolition, as neighborhood property owners continue in limbo—uncompensated by the housing authority; and

WHEREAS, increasingly, the rights and responsibilities of housing authorities and owners whose land, homes and businesses lie in the path of redevelopment must be balanced, particularly given the diminution of federal resources available for redevelopment projects; now, therefore, be it

RESOLVED by the House of Delegates, the Senate concurring, That the Housing Study Commission be directed to study the current practices of housing authorities in designating an area as a redevelopment area but not concluding the project in a timely manner. In conducting its study, the Housing Study Commission shall focus on approved redevelopment plans that were adopted prior to July 1, 2001, and consider the impact on effected property owners of any delay in bringing such redevelopment plans to fruition, the underlying reasons for the delays in concluding an approved redevelopment plan, the availability and sources of sufficient funding for the completion of the project, and the balance between the rights of the property owners and the need of the community to reduce blight and rehabilitation areas.

All agencies of the Commonwealth shall provide assistance to the Housing Study Commission for this study, upon request.

The Housing Study Commission shall complete its work in time to submit its findings and recommendations to the Governor and the 2002 Session of the General Assembly as provided in the procedures of the Division of Legislative Automated Systems for the processing of legislative documents.

INTRODUCED

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