

065304520

HOUSE BILL NO. 699

Offered January 11, 2006

Prefiled January 10, 2006

A *BILL to amend and reenact §§ 36-2, 36-3, 36-4, 36-4.1, 36-19, 36-27, 36-48, 36-48.1, 36-49, 36-49.1, 36-49.1:1, 36-50 through 36-52.1, 36-52.3, 36-53, and 58.1-3245.1 of the Code of Virginia, to amend the Code of Virginia by adding a section numbered 36-9.1, and to repeal § 36-39 of the Code of Virginia, relating to the Housing Authorities Law.*

Patrons—Suit, Alexander, Dudley and Miller; Senator: O'Brien

Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:

1. That §§ 36-2, 36-3, 36-4, 36-4.1, 36-19, 36-27, 36-48, 36-48.1, 36-49, 36-49.1, 36-49.1:1, 36-50 through 36-52.1, 36-52.3, 36-53, and 58.1-3245.1 of the Code of Virginia are amended and reenacted, and that the Code of Virginia is amended by adding a section numbered 36-9.1, as follows:

§ 36-2. Findings and declaration of necessity.

A. It is hereby found and declared that:

1. Blighted areas exist in the Commonwealth, and these areas endanger the health, safety, morals, and welfare of the citizens of the Commonwealth;

(1) It is hereby declared that the clearance, replanning and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income 2. The elimination of blight and redevelopment of blighted areas through the designation of redevelopment areas and the adoption and implementation of redevelopment plans for such areas; the prevention of further deterioration and blight through the designation of conservation areas and the adoption and implementation of conservation plans for such areas; and the designation of individual properties as blighted under the "spot blight" provisions of this chapter are public uses and purposes for which public money may be spent and private property acquired by purchase or through the exercise of the power of eminent domain, and are governmental functions of grave concern to the Commonwealth;

3. There are also certain areas where the condition of title, the diverse ownership of the land to be assembled, the street or lot layouts, or other conditions prevent a proper development of the land, and it is in the public interest that such areas, as well as blighted areas, be acquired by purchase or through the exercise of eminent domain and made available for development in accordance with a redevelopment plan within a redevelopment area, or conservation plan within a conservation area, and that the exercise of the power of eminent domain and the financing of acquisition and preparation of the land by an authority for such redevelopment is likewise a public use and purpose;

(4) It is also a public purpose to provide public facilities including, but not limited to, roads, water, sewers, parks, and real estate devoted to open-space use as that term is defined in § 58.1-3230 within redevelopment and conservation areas to encourage private development in such areas; and

(5) It is a public purpose to promote the availability of affordable housing for all citizens of the Commonwealth and in particular to provide safe, decent, and sanitary housing for those citizens with low or moderate incomes. To that end, (i) the clearance, replanning, and reconstruction of the areas in which insanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low or moderate income and (ii) the sale or lease of land and the acquisition, construction, rehabilitation, and operation of residential housing units for persons of low and moderate incomes are necessary for the public welfare and are public uses and public purposes for which public money may be spent, and private property acquired by purchase or through the exercise of the power of eminent domain are governmental functions of grave concern to the Commonwealth.

(2)B. The necessity in and the public interest purpose for the provisions hereinafter enacted is hereby declared as a matter of legislative determination.

§ 36-3. Definitions.

The following terms, when used or referred to in this chapter, shall have the following respective meanings, unless a different meaning clearly appears from the context:

"Area of operation" means an area that (i) in the case of a housing authority of a city, shall be coextensive with the territorial boundaries of the city; (ii) in the case of a housing authority of a county, shall include all of the county except that portion which lies within the territorial boundaries of any city, as herein defined.

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59 (a) "Authority" or "housing authority" ~~shall mean~~ means any of the political subdivisions created by
60 § 36-4.

61 "Blighted area" means any area that endangers the public health, safety, morals, or welfare; or any
62 area that is detrimental to the public health, safety, morals, or welfare because commercial, industrial,
63 or residential structures or improvements are dilapidated, obsolete, or deteriorated or because such
64 structures or improvements lack adequate ventilation, have inadequate public utilities, deleterious land
65 use or obsolete layout, or violate minimum health and safety standards, or any combinations of these
66 factors. This definition includes, without limitation, areas previously designated as blighted areas
67 pursuant to the provisions of Chapter 1 of Title 36.

68 "Blighted property" means any individual commercial, industrial, or residential structure or
69 improvement that endangers the public's health, safety, morals, or welfare because the structure
70 improvement upon the property is dilapidated, deteriorated, obsolete, lacks adequate ventilation, lacks
71 adequate public utilities, or violates minimum health and safety standards, or any structure or
72 improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for
73 determination of "spot blight."

74 "Bonds" means any bonds, notes, interim certificates, debentures, or other obligations issued by an
75 authority pursuant to this chapter.

76 (b) "City" shall mean any city or town in the Commonwealth. "County" shall mean any county in the
77 Commonwealth. "The city" shall mean the particular city or town for which a particular housing
78 authority is created. "The county" shall mean the particular county for which a particular housing
79 authority is created means the same as that term is defined in § 15.2-102.

80 (c) "Public body of the Commonwealth" shall mean any city, town, county, municipal corporation,
81 commission, district, authority, other subdivision or public body of this Commonwealth.

82 (d) "Governing body" shall mean, in the case of a city, the council (including both branches where
83 there are two); and in the case of a county, the board of supervisors or other governing body.

84 (e) "Clerk" shall mean means the clerk or secretary of the city or the clerk of the county, as the case
85 may be, or the officer charged with the duties customarily imposed on such clerk.

86 "Conservation area" means an area, designated by an authority, that is in a state of deterioration
87 and in the early stages of becoming a blighted area, as defined in this section, or any area previously
88 designated as a conservation area pursuant to this chapter.

89 "County" means the same as that term is defined in § 15.2-102.

90 (f) "Area of operation": (1) in the case of a housing authority of a city, shall be coextensive with the
91 territorial boundaries of the city; (2) in the case of a housing authority of a county, shall include all of
92 the county except that portion which lies within the territorial boundaries of any city, as herein defined.

93 "Farmers of low income" means persons of low income who derive their principal income from
94 operating or working on a farm.

95 "Farm Structure" means the same as that term is defined in § 36-97.

96 (g) "Federal government" shall include means the United States of America, the United States
97 Department of Housing Authority and Urban Development, or any other agency or instrumentality,
98 corporate or otherwise, of the United States of America.

99 "Governing body" means, in the case of a city, the council (including both branches where there are
100 two), and in the case of a county, the board of supervisors or other governing body.

101 (h) "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation,
102 overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors, are
103 detrimental to safety, health or morals.

104 (i) "Housing project," shall mean means any work or undertaking: (1) (i) to demolish, clear or
105 remove buildings from any slum area; such work or undertaking may embrace the adoption of such area
106 to public purposes, including parks or other recreational or community purposes; or (2)(ii) to provide
107 decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for
108 persons of low and moderate income; such work or undertaking may include buildings, land, equipment,
109 facilities and other real or personal property for necessary, convenient or desirable appurtenances, streets,
110 sewers, water service, parks, site preparation, gardening, administrative, community, health, recreational,
111 welfare or other purposes; or (3)(iii) to accomplish a combination of the foregoing. The term "housing
112 project" also may be applied to the planning of the buildings and improvements, the acquisition of
113 property, the demolition of existing structures or improvements, the construction, reconstruction,
114 alteration and repair of the improvements and all other work in connection therewith.

115 "Locality" means the same as that term is defined in § 15.2-102.

116 "Obligee of the authority" or "obligee" means any bondholder, trustee or trustees for any
117 bondholders, or lessor demising to the authority property used in connection with a project, or any
118 assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is
119 a party to any contract with the authority.

120 (j) "Persons of low income" shall mean means persons or families who lack the amount of income

which is necessary (as determined by the authority undertaking the housing project) to enable them; without financial assistance; to live in decent, safe and sanitary dwellings; without overcrowding.

"Persons of moderate income" means persons or families who lack the amount of income necessary to obtain affordable housing (as determined by the authority).

"Public body of the Commonwealth" means any city, town, county, municipal corporation, commission, district, authority, other subdivision or public body of this Commonwealth.

(k) "Bonds" shall mean any bonds, notes, interim certificates, debentures, or other obligations issued by an authority pursuant to this chapter.

(4) "Real property" shall include means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

"Redevelopment area" means an area (including slum areas), designated by an authority, that is in a state of blight that meets the criteria of a blighted areas as defined in this section; or any area previously designated as a redevelopment area pursuant to this chapter

(m) "Obligee of the authority" or "obligee" shall include any bondholder, trustee or trustees for any bondholders, or lessor demising to the authority property used in connection with a housing project, or any assignee or assignees of such lessor's interest or any part thereof, and the federal government when it is a party to any contract with the authority.

"Slum" means any area where dwellings predominate that, by reason of dilapidation, overcrowding, lack of ventilation, light or sanitary facilities, or any combination of these factors, detrimental to safety, health, or morals.

"Spot Blight" means a structure or improvement that is a blighted property as defined in this section.

"Spot Blight Abatement Plan" means the written plan prepared by the owner or owners of record of the real property to address spot blight. If the owner or owners of record of the real property fail to respond as provided in § 36-49.1:1, the locality or the authority can prepare a spot blight abatement plan to address the spot blight with respect to an individual commercial, industrial, or residential structure or improvement, but may only implement such plan in accordance with the provisions of § 36-49.1:1.

"Town" means the same as that term is defined in § 15.2-102.

§ 36-4. Creation of redevelopment and housing authorities.

In each ~~city and in each county~~ locality there is hereby created a political subdivision of the Commonwealth, with such public and corporate powers as are set forth in this chapter, to be known respectively as the ".....

(insert name of city or county locality) Redevelopment and Housing Authority" (hereinafter referred to as "authority"); provided, however, that any authority not now activated shall not transact any business or exercise its powers hereunder until or unless the qualified voters of such locality shall by a majority vote of such qualified voters voting in a referendum held as provided in § 36-4.1 have indicated a need for an authority to function in such locality. or "housing authority"); provided, however, that any authority not now activated shall not transact any business or exercise its powers hereunder until or unless the qualified voters of such city or county as the case may be shall by a majority vote of such qualified voters voting in an election held as provided in § 36-4.1, have indicated a need for an authority to function in such city or county. The election to determine whether or not there is such need for an authority to function (a) may be called by the governing body by resolution or (b) shall be called by the governing body upon the filing of a petition signed by 100 freeholders of the city or county, as the case may be, asserting that there is need for an authority to function in such city or county and requesting the governing body to call such election.

The governing body may by resolution call for an election a referendum to determine whether there is need for an authority in the locality if the governing body believes it is appropriate for one of the reasons set out in § 36-2. city or county, as the case may be, if it believes (a) that insanitary or unsafe inhabited dwelling accommodations exist in such city or county or (b) that there is a shortage of safe or sanitary dwelling accommodations in such city or county available to persons of low income at rentals they can afford or (c) that there is a blighted or deteriorated area which needs redeveloping. In determining whether dwelling accommodations are unsafe or insanitary or whether an area is blighted or deteriorated the governing body may take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to the inhabitants of such dwelling accommodations, the size and arrangement of the rooms, the sanitary facilities, and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes.

In any suit, action or proceeding involving the validity or enforcement of or relating to any contract of the authority, the authority shall be conclusively deemed to have become established and authorized to transact business and exercise its powers hereunder if the qualified voters of the county or city

182 *locality* have so indicated in ~~an election a referendum~~ held pursuant to § 36-4.1, that there is need for
183 the authority.

184 § 36-4.1. Holding of referendum; effect.

185 (1) A. ~~If an election a referendum is called for under § 36-4, either by resolution of the governing~~
186 ~~body or upon the petition of 100 freeholders as therein provided, the election the referendum shall be~~
187 ~~held at the next regularly scheduled election in the locality not less than 60 nor more than 90 days after~~
188 ~~it is called by the governing body of the county or city. The question on the ballot in such election shall~~
189 ~~be:~~

190 Is there a need for the redevelopment and housing authority to be activated in the county (or city or
191 town) of ?

192 The ballots shall be printed, the returns canvassed, and the results certified as provided in § 24.1-165
193 § 24.2-684.

194 (2) B. If a majority of the qualified voters in such election shall indicate that there is a need for such
195 authority, then the same shall be empowered to transact business and exercise the powers conferred by
196 this chapter.

197 § 36-9.1. *Exemptions from applicability of this chapter; conflicts in provisions of law.*

198 *This chapter shall not be applicable to farm structures as defined in § 36-3 unless they are within*
199 *the purview of the Uniform Statewide Building Code, as provided in § 36-99. Further, the creation of a*
200 *redevelopment or conservation area, or designation of an individual structure as blighted pursuant to*
201 *§ 36-49.1:1, under the process for determination of spot blight, shall not abrogate the right to farm as*
202 *protected in § 3.1-22.28. If there is a conflict between the provisions of this chapter and § 3.1-22.29, the*
203 *provisions of § 3.1-22.29 shall control. If there is a conflict between the provisions of this chapter and*
204 *§ 25.1-106, the provisions of § 25.1-106 shall control. However, nothing herein shall be construed to*
205 *preclude enforcement of local, state or federal criminal laws with respect to criminal activities occurring*
206 *on a property where one or more farm structures are located.*

207 § 36-19. Enumeration of powers.

208 An authority shall constitute a political subdivision of the Commonwealth with public and corporate
209 powers, and having all the powers necessary or convenient to carry out and effectuate the purposes and
210 provisions of this chapter, including the following powers in addition to others herein granted:

211 1. To sue and to be sued; to have a seal and to alter the same at pleasure; to have perpetual
212 succession; to make and execute contracts and other instruments necessary or convenient to the exercise
213 of the powers of the authority; and to make, amend and repeal bylaws, rules and regulations, not
214 inconsistent with law, to carry into effect the powers and purposes of the authority.

215 2. Within its area of operation, to prepare, carry out, acquire, lease and operate housing projects and
216 residential buildings, and to provide for the construction, reconstruction, improvement, alteration or
217 repair of any housing project, residential building, or any part thereof, and to construct, remodel or
218 renovate any public building or other facility used for public purposes provided the authority is
219 requested to do so by the governing body of the political subdivision wherein the public building or
220 facility is located.

221 3. To arrange or contract for the furnishing by any person or agency, public or private, of services,
222 privileges, works, or facilities for, or in connection with, a housing project or the occupants thereof; and
223 (notwithstanding anything to the contrary contained in this chapter or in any other provision of law) to
224 include in any contract let in connection with a project, any provisions required to comply with any
225 conditions which the federal government may have attached to its financial aid of the project.

226 4. In connection with any housing project: to lease or rent any dwelling, houses, accommodations,
227 lands, buildings, structures or facilities embraced in any housing project and (subject to the limitations
228 contained in this chapter) to establish and revise the rents or charges therefor; to own, hold, and improve
229 real or personal property; to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise,
230 or otherwise any real or personal property or any interest therein; to acquire by the exercise of the
231 power of eminent domain any real property; to sell, lease, exchange, transfer, assign, pledge or dispose
232 of any real or personal property or any interest therein; to insure or provide for the insurance of any real
233 or personal property or operations of the authority against any risks or hazards, to procure or agree to
234 the procurement of insurance or guarantees from the federal government of the payment of any bonds or
235 parts thereof issued by an authority, including the power to pay premiums on any such insurance.

236 5. To invest any funds held in reserves or sinking funds, or any funds not required for immediate
237 disbursement, in property or security in which savings banks may legally invest funds subject to their
238 control; to purchase its bonds at a price not more than the principal amount thereof and accrued interest,
239 all bonds so purchased to be cancelled.

240 6. Within its area of operation, to investigate into living, dwelling and housing conditions and into
241 the means and methods of improving such conditions; to determine where *blighted* or slum areas exist
242 or where there is a shortage of decent, safe and sanitary dwelling accommodations for persons of low
243 income; to make studies and recommendations relating to the problem of clearing, replanning and

reconstructing of *blighted or* slum areas, and the problem of providing dwelling accommodations for persons of low income, and to cooperate with the ~~city, the county~~ *locality*, the Commonwealth or any other political subdivision thereof in action taken in connection with such problems; and to engage in research, studies and experimentation on the subject of housing.

7. To make loans or grants for the prevention and elimination of ~~slum or~~ *blighted or slum* areas and for assistance in housing construction or rehabilitation by private sponsors of any and all funds received through federal programs and any and all funds received from other sources, public or private, including but not limited to, rehabilitation loans received pursuant to the provisions of § 312 of the Federal Housing Act of 1964, as amended and the Housing and Community Development Act of 1974.

8. Within its area of operation, to act as agent for a political subdivision or agency of the Commonwealth or for a federal agency in making *construction or* rehabilitation loans to persons of low or moderate income in accordance with the rules and regulations of the political subdivision or agency.

9. Within its area of operation to make *grants*, loans or refinance loans made by others for assistance in planning, development, acquisition, construction, repair, rehabilitation, equipping or maintenance of commercial, residential or other buildings; provided that prior approval of any such loan by the local governing body shall be required if the building is not located within a housing, redevelopment or conservation *area, or rehabilitation area project, or a rehabilitation district*, and provided further that any rehabilitation funded by any such loan is in compliance with property maintenance standards contained in duly adopted *redevelopment or* conservation plans in effect in such area of operation.

10. To borrow money and issue evidence of indebtedness in the name of and for the use of the ~~housing~~ authority, *to issue bonds and other obligations, and give security therefor*, subject to such limitations as may be imposed by law.

11. ~~Acting through one or more commissioners or other person or persons designated by the authority; to~~ To conduct examinations and investigations, and to make available to appropriate agencies (including those charged with the duty of abating or requiring the correction of nuisances or like conditions, or of demolishing unsafe or ~~insanitary~~ *unsanitary* structures within its area of operation) its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, morals, safety or welfare.

12. With the approval of the local governing body *or its designee*, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity.

13. To exercise all or any part or combination of powers herein granted.

No provisions of law with respect to the acquisition, operation or disposition of property by other political subdivisions or public bodies shall be applicable to an authority unless the legislature shall specifically state.

§ 36-27. Eminent domain.

A. An authority shall have the right to acquire by the exercise of the power of eminent domain any real property which may be necessary for the *public* purposes, ~~of such authority under this chapter~~ after the adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such *public* purposes. An authority may exercise the power of eminent domain in the manner provided in Chapter 2 (§ 25.1-200 et seq.) of Title 25.1. ~~The commissioners before which condemnation proceedings are conducted may hear~~ *In condemnation proceedings evidence may be presented* as to the value of the property including but not limited to the owner's appraisal and the effect that any pending application for a zoning change, special use permit application or variance application may have on the value of the property. The court may also determine whether there has been unreasonable delay in the institution of the proceedings after public announcement by the condemnor of a project that necessitates acquisition by the condemnor of a designated land area consisting of or including the land sought to be condemned. If the court determines that such unreasonable delay has occurred, it shall instruct the commissioners *or jurors* in such proceedings to allow any damages proved to their satisfaction by the landowner or landowners to have been sustained to his or their land during and because of such delay, in addition to and separately from the fair market value thereof, but such damages shall not exceed the actual diminution if any in fair market value of the land in substantially the same physical condition over the period of the delay. ~~This provision shall not apply to any such public announcement made prior to July 1, 1960.~~

B. Prior to the adoption of any redevelopment plan *for a redevelopment area* pursuant to § 36-49 or any conservation plan *for a conservation area* pursuant to § 36-49.1, an authority shall send by certified mail, postage prepaid, to *the record owner or at least one of the* owners of every parcel of property to be acquired pursuant to such plan, *at their last known address as contained in the records of the treasurer, the current real estate tax assessment records, or the records of such other officer responsible for collecting taxes in that locality*, a notice advising such owner that (i) the property owned by such owner is proposed to be acquired, ~~and~~ (ii) *such owner will have the right to appear before the local*

governing body and present testimony with respect to the proposed redevelopment or conservation area, and (iii) such owner will have the right to appear in any condemnation proceeding instituted to acquire the property and present any defense which such owner may have to the taking. Such notice shall not be the basis for eligibility for relocation benefits. At the time it makes its price offer, the authority shall also provide to the property owner a copy of the appraisal of the fair market value of such property upon which the authority has based the amount offered for the property, which appraisal shall be prepared by a certified general real estate appraiser licensed in accordance with Chapter 20.1 (§ 54.1-2009 et seq.) of Title 54.1.

C. In all such cases the proceedings shall be according to the provisions of Chapter 2 (§ 25.1-200 et seq.) of Title 25.1, so far as they can be applied to the same. No real property belonging to the city, the county, the Commonwealth or any other political subdivision thereof may be acquired without its consent.

§ 36-48. Creation of Redevelopment Areas.

A redevelopment area as defined in 36-3 may be created by an authority as provided in this chapter and a redevelopment plan may be adopted to address conditions in such redevelopment area. The redevelopment plan shall (i) outline specific boundaries for the redevelopment area and designate for acquisition such properties as are necessary or appropriate for the clearance, re-planning, rehabilitation, and reconstruction of the redevelopment area, (ii) be adopted in accordance with § 36-49, and (iii) satisfy the requirements as set forth in § 36-51. It is hereby found and declared: that there exist in many communities within this Commonwealth blighted areas (as herein defined) which impair economic values and tax revenues; cause an increase in and spread of disease and crime; and constitute a menace to the health, safety, morals and welfare of the residents of the Commonwealth; that the clearance, replanning, rehabilitation and reconstruction of such blighted areas and the sale or lease of land and the acquisition and operation of residential housing units for low, moderate and middle income persons within such areas for redevelopment in accordance with locally approved redevelopment plans are necessary for the public welfare and are public uses and public purposes for which public money may be spent and private property acquired by purchase or the power of eminent domain; and are governmental functions of grave concern to the Commonwealth; that there are also certain areas where the condition of title, diverse ownership of the land to be assembled, the street or lot layouts, or other conditions prevent a proper development of the land and that it is in the public interest that areas described in this section, as well as blighted areas, be acquired by eminent domain and made available for sound and wholesome development in accordance with a redevelopment plan; and that the exercise of the power of eminent domain and the financing of acquisition and preparation of the land by a public agency for such redevelopment is likewise a public use and purpose.

§ 36-48.1. Creation of Conservation Areas.

A conservation area as defined in § 36-3 may be created by an authority as provided in this chapter and a conservation plan may be adopted to provide for the conservation, rehabilitation, and revitalization of such conservation area. The conservation plan shall (i) outline specific boundaries for the conservation area, (ii) be adopted in accordance with § 36-49.1, and (iii) satisfy the requirements as set forth in § 36-51.1.A. The findings and declarations made in § 36-48 are hereby reaffirmed and it is hereby further found and declared that: Certain blighted, deteriorated or deteriorating areas, or portions thereof, are, through the means hereinafter provided, susceptible of conservation through appropriate public action and the elimination or prevention of the spread or increase of blight or deterioration in such areas is necessary for the public welfare and is a public purpose for which public money may be spent and private property acquired by purchase or by the power of eminent domain; and is a governmental function of grave concern to the Commonwealth.

B. It is also found and declared that: Areas adjacent to blighted, deteriorated or deteriorating areas are susceptible to the spread of such conditions and although such areas have not reached such extreme proportions of blight or deterioration, certain indications of deterioration are evident and it is hereby determined to be within the best interest of the Commonwealth, that such areas be assisted through loan and grant programs to prevent further deterioration.

§ 36-49. Adoption of Redevelopment Plans.

AnyA. An authority may adopt a redevelopment plan for a designated redevelopment area to address blighted areas and in particular is specifically empowered to carry out any work or undertaking in the redevelopment area, including any or all of the following now or hereafter established, in addition to other powers granted by this or any law, is specifically empowered to carry out any work or undertaking (hereafter called a "redevelopment project"):

1. To acquireAcquire blighted or deteriorated areas, which are hereby defined in § 36-3, 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;

2. ~~To acquire~~Acquire other real property for the purpose of removing, preventing, or reducing blight; blighting factors or the cause of blight;

3. ~~To acquire~~Acquire real property where the condition of the title, the diverse ownership of the real property to be assembled, the street or lot layouts, or other conditions prevent a proper development of the property and where the acquisition of the area by the authority is necessary to carry out a redevelopment plan;

4. ~~To permit~~Permit the preservation, repair, or restoration of buildings of historic interest; and to clear any areas acquired and install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan;

5. ~~To provide~~Provide for the conservation of portions of the project area and the rehabilitation to project standards as stated in the redevelopment plan of buildings within the project area, where such rehabilitation is deemed by the authority to be feasible and consistent with project objectives;

6. ~~To make~~Make land so acquired available to ~~private enterprise~~ nongovernmental persons or entities or public agencies (including sale, leasing, or retention by the authority itself) in accordance with the redevelopment plan;

7. ~~To assist~~Assist the reconstruction of project areas by making loans or grants of funds received from any public or private source, for the purpose of facilitating the construction, reconstruction, rehabilitation or sale of housing or other improvements constructed or to be constructed on land situated within the boundaries of a redevelopment project;

8. ~~To acquire~~Acquire, construct or rehabilitate residential housing developments for occupancy by persons of low, moderate and middle income to be owned, operated, managed, leased, conveyed, mortgaged, encumbered or assigned by an authority. Income limits for such persons shall be determined for each redevelopment project by an authority by resolution adopted by a majority of its appointed commissioners, shall be adjusted for household size and may be revised as an authority deems appropriate. In connection with a residential housing development, an authority shall have all rights, powers and privileges granted by subdivision 4 of § 36-19; and shall establish rental rates in accordance with § 36-21. This subdivision shall apply only to (i) a redevelopment and housing authority created by joint resolution adopted by a city council of a city on September 27, 1940; and a board of aldermen of a city on October 1, 1940; and approved by the mayor of a city on October 3, 1940; and (ii) a redevelopment and housing authority created by a November 2, 1965; referendum; the initial commissioners of which were appointed by a February 23, 1966; board of supervisors resolution; and

9. ~~To accomplish~~Accomplish any combination of the foregoing to carry out a redevelopment plan; and

10. Exercise any other such powers as are authorized by law.

B. No redevelopment plan shall be effective until notice has been sent to the property owner or owners of record in accordance with subsection B of § 36-27 and the redevelopment plan has been approved by the local governing body.

§ 36-49.1. Adoption of Conservation Plans.

A. An authority may adopt a conservation plan for a designated conservation area to address blight and blighting conditions, to conserve such area, prevent further deterioration and prevent such area from becoming blighted, and in particular is specifically empowered to carry out any work or undertaking in the conservation area, including any or all of the following: Whenever it appears to the governing body of any county, city or town that a portion of such city, county or town is deteriorating and may be eligible for conservation as provided by this section, and such governing body adopts a resolution so declaring, an authority may, in addition to other powers granted by this or any other law, investigate such portion of the locality and select slum, blighted, deteriorated or deteriorating areas and prepare a plan for the conservation thereof to be known as a "conservation plan." Upon approval of such plan by the governing body of the city, county or town, the authority is specifically empowered to do the following in order to carry out the work or undertaking as called for in such plan (hereinafter called a "conservation project"):

1. ~~To acquire~~Acquire property within such areas which is blighted, designated for public use in the conservation plan, or the use or condition of which is inconsistent with the purposes of the conservation plan or the provisions of the zoning ordinance or code of the ~~city, county or town~~ locality ;

2. ~~To rehabilitate~~Rehabilitate or clear property so acquired;

3. ~~To provide~~Provide for the installation, construction or reconstruction of streets, utilities, parks, parking facilities, playgrounds, public buildings and other site improvements essential to the conservation or rehabilitation planned;

4. ~~To make~~Make land or improvements so acquired available to ~~private enterprise~~ nongovernmental persons or entities or public agencies (by sale, lease or retention of ownership by the authority itself);

5. ~~To assist~~Assist the reconstruction of project areas by making loans or grants of funds received from any public or private source, for the purpose of facilitating the construction, reconstruction,

428 rehabilitation or sale of housing or other improvements constructed or to be constructed on land situated
429 within the boundaries of a conservation project;

430 6. ~~To encourage~~ *Encourage* and assist property owners or occupants within the conservation area to
431 improve their respective holdings, by suggesting improved standards for design, construction,
432 maintenance and use of such properties and offering encouragement or assistance in other ways
433 including the power to lend money and make grants to owners or occupants, directed toward prevention
434 and elimination of blight;

435 7. ~~To acquire~~ *Acquire*, construct or rehabilitate residential housing developments for occupancy by
436 persons of low, moderate and middle income to be owned, operated, managed, leased, conveyed,
437 mortgaged, encumbered or assigned by an authority. Income limits for such persons shall be determined
438 for each conservation project by an authority by resolution adopted by a majority of its appointed
439 commissioners, shall be adjusted for household size and may be revised as an authority deems
440 appropriate. In connection with a residential housing development, an authority shall have all rights,
441 power and privileges granted by subdivision 4 of § 36-19; and shall establish rental rates in accordance
442 with § 36-21. This subdivision shall apply only to (i) a redevelopment and housing authority created by
443 joint resolution adopted by a city council of a city on September 27, 1940, and a board of aldermen of a
444 city on October 1, 1940, and approved by the mayor of a city on October 3, 1940, and (ii) a
445 redevelopment and housing authority created by a November 2, 1965, referendum, the initial
446 commissioners of which were appointed by a February 23, 1966, board of supervisors resolution; and

447 8. The governing body shall conduct a public hearing prior to approval of a conservation plan
448 *Exercise any other powers as are authorized by law.*

449 *B. No conservation plan shall be effective until notice has been sent to the property owner or owners*
450 *of record in accordance with subsection B of § 36-27 and the conservation plan has been approved by*
451 *the local governing body.*

452 § 36-49.1:1. Spot blight abatement authorized; procedure.

453 A. Notwithstanding any other provision of this ~~article~~ *chapter*, an authority, or any locality, shall
454 have the power to acquire or repair any blighted property, as defined in § 36-49 36-3, whether inside or
455 outside of a conservation or redevelopment area, by ~~purchase or through the exercise of the powers~~
456 *power* of eminent domain provided in Chapter 2 (§ 25.1-200 et seq.) of Title 25.1, and, further, shall
457 have the power to hold, clear, repair, manage or dispose of such property for purposes consistent with
458 this ~~title~~ *chapter*. In addition, the ~~authority and~~ locality shall have the power to recover the costs of any
459 repair or disposal of such property from the owner or owners of record, *determined in accordance with*
460 *subsection B of § 36-27.* This power shall be exercised only in accordance with the procedures set forth
461 in this section.

462 B. The chief executive or ~~designated agency designee of the locality~~ or authority of the locality shall
463 make a preliminary determination that a property is blighted in accordance with this ~~article~~ *chapter*. It
464 shall ~~notify~~ *send notice to* the owner or owners of record determined in accordance with subsection B of
465 § 36-27, specifying the reasons why the property is ~~considered~~ blighted. The owner or owners of record
466 shall have 30 days *from the date the notice is sent in* ~~within~~ which to respond in writing with a *spot*
467 *blight abatement plan to* ~~ensure~~ address the blight within a reasonable time.

468 C. If the owner or owners of record ~~fails~~ fail to respond within the 30-day period with a *written spot*
469 *blight abatement plan* that is acceptable to the chief executive of the agency, authority or locality, the
470 agency, authority or locality (i) may request the local planning commission to conduct a public hearing
471 and make findings and recommendations that shall be reported to the governing body of the locality
472 concerning the repair or other disposition of the property in question and (ii) in the event a public
473 hearing is scheduled, shall prepare a *written spot blight abatement plan* for the repair or other
474 disposition of the property.

475 D. *No spot blight abatement plan shall be effective until notice has been sent to the property owner*
476 *or owners of record in accordance with subsection B of § 36-27 and an ordinance has been adopted by*
477 *the local governing body.* Not less than three weeks prior to the date of the public hearing before the
478 planning commission, the commission shall provide by regular and certified mail, notice of such hearing
479 to (i) the owner of the blighted property or the agent designated by him for receipt of service of notices
480 concerning the payment of real estate taxes within the locality; (ii) the abutting property owners in each
481 direction, including those property owners immediately across the street or road from the property; and
482 (iii) the representative neighborhood association, if any, for the immediate area. The notice shall include
483 the plan for the intended repair or other disposition of the property. The notice of the public hearing
484 shall be published at least twice, with not less than six days elapsing between the first and second
485 publication in a newspaper published or having general circulation in the locality in which the property
486 is located. The notice also shall be posted on the property. The notice shall specify the time and place
487 of the hearing at which persons affected may appear and present their views, not less than six days nor
488 more than 21 days after the second publication.

489 E. The planning commission shall determine whether:

1. *The property is blighted ;*

2. The owner has failed to cure the blight or present a reasonable plan to do so;

2. ~~The property is blighted;~~

3. The plan for the repair or other disposition of the property is in accordance with the locally adopted comprehensive plan, zoning ordinances, and other applicable land use regulations; and

4. The property is located within an area listed on the National Register of Historic Places. In such instances, the planning commission shall consult with the locally established architectural review board, if any, regarding the proposed repair or other disposition of the property by the authority or governing body.

F. The planning commission shall report its findings and recommendations concerning the property to the governing body. The governing body, upon receipt of such findings and recommendations, may, after an advertised public hearing, affirm, modify, or reject the planning commission's findings and recommendations. If the repair or other disposition of the property is approved, the authority, agency or locality may carry out the approved plan to repair or acquire and dispose of the property in accordance with the approved plan, the provisions of this section, and applicable law. ~~The~~

G. *If the ordinance is adopted by the governing body of the locality, the* locality shall have a lien on all property so repaired or acquired under an approved *spot blight abatement* plan to recover the cost of (i) improvements made by such locality to bring the blighted property into compliance with applicable building codes and (ii) disposal, if any. The lien authorized by this subsection shall be filed in the circuit court where the property is located and shall be subordinate to any prior liens of record. The governing body may recover its costs of repair from the owner *or owners* of record of the property when the repairs were made at such time as the property is sold or disposed of by such owner *or owner*. If the property is acquired by the governing body through eminent domain, the cost of repair may be recovered when the governing body sells or disposes of the property. In either case, the costs of repair shall be recovered from the proceeds of any such sale.

G.H. Notwithstanding the *other* provisions of this section, unless otherwise provided for in Title 36, if the blighted property is occupied for personal residential purposes, the governing body, in approving the *spot blight abatement* plan, shall not ~~allow for an acquisition of~~ *acquire by eminent domain* such property if it would result in a displacement of the person or persons living in the premises. The provisions of this subsection shall not apply to acquisitions, under an approved *spot blight abatement* plan, by any locality of property which has been condemned for human habitation for more than one year. In addition, such locality exercising the powers of eminent domain in accordance with Title 25.1, may provide for temporary relocation of any person living in the blighted property provided the relocation is within the financial means of such person.

H.I. In lieu of the acquisition of blighted property by the exercise of ~~the powers of~~ eminent domain as ~~herein provided~~, and in lieu of the exercise of other powers granted in subsections A through F H, a locality may, by ordinance, declare any blighted property as defined in § 36-4936-3 to constitute a nuisance, and thereupon abate the nuisance pursuant to § 15.2-900 or § 15.2-1115. Such ordinance shall be adopted only after written notice by certified mail to the owner or owners at the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records.

I. J. The provisions of this section shall be cumulative and shall be in addition to any remedies for spot blight abatement that may be authorized by law.

§ 36-50. Extension of general powers for actions taken pursuant to a redevelopment plan.

In undertaking *actions pursuant to a redevelopment projects plan*, an authority shall have all the rights, powers, privileges, and immunities *provided in this chapter*. ~~that such authority has in connection with undertaking slum clearance and housing projects (including, without limiting the generality of the foregoing, the power to make and execute contracts, to issue bonds and other obligations, and give security therefor, to acquire real property by eminent domain or purchase, and to do any and all things necessary to carry out redevelopment projects); provided, that~~ *However*, nothing contained in §§ 36-21 and 36-22 shall be construed as limiting the power of an authority, in the event of a default (including failure of compliance with a redevelopment plan) by a purchaser or lessee of land in a redevelopment plan, to acquire property and operate it free from the restrictions contained in §§ 36-21 and 36-22; and provided further, that any property which an authority leases to ~~private corporations, individuals, or partnerships~~ *nongovernmental persons or entities* for redevelopment under a redevelopment plan shall have the same tax status as if such leased property were owned by such ~~private corporations, individuals, or partnerships~~ *nongovernmental persons or entities*.

§ 36-50.1. Extension of general powers for actions taken pursuant to a conservation plan.

In undertaking actions pursuant to a conservation plan, an authority shall have all the rights, powers, privileges, and immunities provided in this chapter. However, In connection with the execution of a conservation plan, an authority shall have all of the powers and responsibilities vested in or

imposed upon it in connection with redevelopment projects under this chapter, with the exception that the power of eminent domain shall not be exercised in connection with a conservation project except to acquire (4) (i) properties designated for public use in the conservation plan, ~~or (2)(ii) properties which are determined by the authority to be in violation of the standards for design, construction, maintenance and use of property set out in the conservation plan for the project in which such property is situate, and which have not been made to comply with such standards within one year after a written request to rehabilitate to project standards is given to the owner by the authority, or (3) (iii) properties as to which voluntary conveyance cannot be effected in the course of the execution of the conservation plan because of the inability of the owners to convey marketable title, or (4) (iv) properties which are infeasible of rehabilitation or because of dilapidation, obsolescence, faulty arrangement or design, street or lot layout, deleterious land use or a combination thereof exert a blighting influence on adjacent properties or prevent proper development of land so as to inhibit or prevent accomplishment of the purposes of the conservation plan.~~

§ 36-51. Redevelopment plans.

A. An authority shall not ~~initiate~~ *implement* any redevelopment ~~project plan~~ under this law until the governing body ~~of the locality has approved the redevelopment plan, (or planning agency or other public agency designated by it or empowered by law so to act) of each city or town or county (hereinafter called a "municipality") in which any of the area to be covered by such project (hereinafter called the "redevelopment area") is situated, has approved a plan (hereinafter called the "redevelopment plan")~~ which provides an outline for the development or redevelopment of the redevelopment area and is sufficiently complete to indicate (i) its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (ii) proposed land uses and building requirements in the redevelopment area; (iii) the land in the redevelopment area that the authority does not intend to acquire; (iv) the land in the redevelopment area that will be made available after acquisition to ~~private enterprise nongovernmental persons or entities~~ for redevelopment and that land which will be made available after acquisition to public enterprise for redevelopment; (v) anticipated funding sources that may be sufficient to acquire all property designated for acquisition within five years of the ~~municipality's locality's~~ approval; and (vi) the method for the temporary relocation of persons living in the redevelopment areas; and also the method for providing (unless already available) decent, safe and sanitary dwellings in the locality substantially equal in number to the number of substandard dwellings to be cleared from the redevelopment area, at rents within the financial reach of the income groups displaced from such substandard dwellings. Any ~~municipality locality~~ is hereby authorized to approve redevelopment plans through their governing body or agency designated for that purpose.

B. No sooner than thirty months or later than thirty-six months following the date of the ~~municipality's locality's~~ approval of the redevelopment plan (hereinafter called the "approval date"), the ~~municipality locality~~ shall review and determine by resolution whether to reaffirm the redevelopment plan. Where the ~~municipality locality~~ fails to reaffirm the redevelopment plan, any real property within the redevelopment area that has not been acquired by the authority, or for which a petition in condemnation has not been filed by the authority, prior to the date of adoption of such resolution by the ~~municipality locality~~ (hereinafter called the "termination date") shall no longer be eligible for acquisition by the authority unless the authority and the property owner mutually agree to the acquisition, in which case the authority shall be specifically empowered to acquire the property. For purposes of this section, a mediation request submitted by either the authority or the property owner, in accordance with § 36-27, prior to the termination date shall preserve the authority's right to file a petition in condemnation relating to such real property for a period of six months after the termination date.

C. Where the ~~municipality locality~~ reaffirms the redevelopment plan, the authority shall continue to be authorized to acquire real property within the redevelopment area by purchase, or through the institution of eminent domain proceedings in accordance with § 36-27, until the fifth anniversary of the approval date. Any real property within the redevelopment area that has not been acquired by the authority, or for which a petition in condemnation has not been filed by the authority, prior to the fifth anniversary of the approval date, shall no longer be eligible for acquisition by the authority unless the authority and the property owner mutually agree to the acquisition, in which case the authority shall be specifically empowered to acquire the property. For purposes of this section, a mediation request submitted by either the authority or the property owner, in accordance with § 36-27, prior to the fifth anniversary of the approval date, shall preserve the authority's right to file a petition in condemnation relating to the real property for a period of six months after the fifth anniversary of the approval date.

D. Notwithstanding the provisions of this section, a ~~municipality locality~~ shall not be precluded from adopting a new redevelopment plan, in accordance with this section, which designates a redevelopment area that includes real property that was previously included within a redevelopment area under a previously adopted redevelopment plan.

E. If the authority decides against acquiring real property designated for acquisition under an

approved redevelopment plan after having made a written purchase offer to the owner of the property, it shall, upon the written request of the property owner given no later than one year after the date of written notice from the authority to the property owner of its decision not to acquire his property, reimburse the owner of the property his reasonable expenses incurred in connection with the proposed acquisition of his property. Reasonable expenses shall include, but are not limited to, reasonable fees of attorneys and appraisers or other experts necessary to establish the value of the property to be appraised.

§ 36-51.1. Requirements for "conservation plan" generally.

An authority shall not ~~initiate~~ *implement* any conservation ~~project plan~~ under this law until the governing body ~~of the locality has approved (or planning agency or other public agency designated by it or empowered by law so to act) of each city or county having the power granted by § 36-49.1 in which any of the area to be covered by such project is situated, has approved a "conservation plan" a~~ *conservation plan*, which provides an outline for the conservation, development or redevelopment of the *conservation* area, affording maximum opportunity for conservation, rehabilitation or redevelopment by ~~private enterprise nongovernmental persons or entities~~ consistent with the ends to be achieved, and is sufficiently complete to indicate ~~(1) (i) its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; (2) (ii) any conditions and limitations on acquisition of property; (3) (iii) proposed land uses for the properties to be acquired; (4) (iv) any conditions and limitations, including time limitation, under which property shall be made available for rehabilitation or redevelopment by public enterprise or private enterprise nongovernmental persons or entities (by sale, lease or retention by the authority itself); (5) (v) standards of design, construction, maintenance, and use of property and other measures to be taken or recommended toward elimination and prevention of blight and deterioration; (6) (vi) the method for the temporary relocation of any persons living in such the conservation area who will be displaced in accordance with the plan, as well as the method of providing (unless already available) decent, safe and sanitary dwellings in such city or county substantially equal in number to the number of substandard dwellings to be cleared from the conservation area, at rents within the financial reach of the income groups displaced from such substandard dwellings; (7) (vii) any limitation on the length of time within which project activities can be undertaken; (8) (viii) a procedure for administrative review of the determination at staff level and prior to a final determination by the authority under § 36-50.1 (2) that an individual property is in violation of project standards and, therefore, subject to condemnation; and (9) (ix) the procedure by which such conservation plan may be amended.~~

§ 36-52. Cooperation by localities.

Any ~~county, city or town~~ *local government* shall have the same rights and powers to cooperate with and assist authorities with respect to ~~implementation of conservation or redevelopment projects plans~~ that such ~~county, city or town~~ *locality* has pursuant to §§ 36-6 and 36-7 and any other provision of the Housing Authorities Law for the purpose of assisting the development or administration of slum clearance and housing projects.

§ 36-52.1. Authority for localities to create conservation or redevelopment areas.

~~A locality has no authority to create conservation or redevelopment areas, except through a redevelopment and housing authority and only in accordance with this chapter.~~

~~Any city or county having the power granted by § 36-49.1 is hereby authorized to approve conservation plans through its governing body, or agency designated for that purpose, and cooperate with or assist such authority in the same manner as authorized for redevelopment plans.~~

§ 36-52.3. Adoption and designation of "rehabilitation area."

A. Whenever it appears to the governing body of any ~~county, city or town~~ *locality* that a portion of such ~~city, county or town~~ *locality* adjacent to an area embraced in a "conservation plan," approved by such body pursuant to § 36-49.1, is ~~deteriorating in the early stages of deterioration~~ and determines that if not rehabilitated such area is likely to ~~continue to deteriorate and become eligible for designation as a conservation area, to a condition similar to that which existed in the area embraced in the "conservation plan,"~~ such governing body may ~~adopt a resolution declaring and designating such an area as a "rehabilitation district,"~~ *create a rehabilitation area.*

B. ~~No rehabilitation area shall be effective until notice has been sent to the property owner or owners of record in such area in accordance with subsection B of § 36-27 and an ordinance approving such rehabilitation area has been adopted by the local governing body. The ordinance shall outline specific boundaries for the rehabilitation area, establish that the rehabilitation area is adjacent to a conservation area and include such properties as are in need of rehabilitation in such area.~~

C. An authority is specifically empowered to encourage and assist property owners or occupants within the ~~rehabilitation district~~ *area* so designated to improve their respective holdings, by suggesting improved standards for design, construction, maintenance, renovation and use of such properties and offering encouragement or assistance in other ways including the power to lend money and make grants

674 to said owners or occupants, directed toward prevention and elimination of deteriorating conditions
675 within such ~~district~~ *area*.

676 ~~C.D.~~ In executing the powers provided in subsection ~~B C~~, an authority shall have all of the rights,
677 powers and immunities granted in connection with *conservation or redevelopment projects plans*
678 pursuant to this chapter except the power to acquire property through the exercise of the power of
679 eminent domain.

680 § 36-53. Making property available for conservation or redevelopment.

681 An authority may make land in a conservation or redevelopment ~~project~~ *area* available for *purchase*
682 *or use by private enterprise nongovernmental persons or entities* or public agencies in accordance with
683 the conservation or redevelopment plan. Such land may be made available at its fair value, which
684 represents the value ~~(whether expressed in terms of rental or capital price)~~ at which the authority
685 determines such land should be made available in order that it may be developed, conserved or
686 redeveloped for the purposes specified in such plan.

687 To assure that land acquired in a conservation or redevelopment ~~project~~ *area* is used in accordance
688 with the conservation or redevelopment plan, an authority, upon the sale or lease of such land, shall
689 obligate purchasers or lessees: (1) to use the land for the purpose designated in the conservation or
690 redevelopment plan; (2) to begin the building of their improvements within a period of time which the
691 authority fixes as reasonable; and (3) to comply with such other conditions as are necessary to carry out
692 the purposes of this chapter. Any such obligations by the purchaser shall be covenants and conditions
693 running with the land where the authority so stipulates.

694 § 58.1-3245.1. Blighted areas constitute public danger.

695 It is hereby found and declared that blighted areas exist in the Commonwealth, and these areas
696 ~~impair economic values and tax revenues~~, and endanger the health, safety, morals and welfare of the
697 citizens because commercial, residential and industrial structures *or improvements* are subject to
698 dilapidation, deterioration, inadequate ventilation, and inadequate public utilities. *It is a public purpose*
699 *to provide public facilities including, but not limited to, roads, water, sewers, parks, and real estate*
700 *devoted to open-space use as that term is defined in § 58.1-3230 within redevelopment and conservation*
701 *areas to encourage the private development in such areas in order* It is also found to be in the public
702 interest to promote the commerce and prosperity of the citizens of the Commonwealth by providing
703 public facilities, including but not limited to, roads, water, sewers, parks, and real estate devoted to
704 open-space use as that term is defined in ~~§ 58.1-3230~~ in development project areas to encourage the
705 development of such areas. Local governments should encourage private investment in development
706 project areas in order to enhance the real estate tax base of such areas and, where appropriate, to
707 eliminate blighted conditions. It is essential to the public interest that governing bodies have authority to
708 finance development project costs by using real estate tax increments to encourage private investment in
709 development project areas.

710 2. That § 36-39 of the Code of Virginia is repealed.