

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact § 36-19 of the Code of Virginia, relating to powers of local*
 3 *redevelopment and housing authorities.*

4 [S 977]

5 Approved

6 **Be it enacted by the General Assembly of Virginia:**7 **1. That § 36-19 of the Code of Virginia is amended and reenacted as follows:**

8 § 36-19. Enumeration of powers.

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

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

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

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

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

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

41 6. Within its area of operation, to investigate into living, dwelling and housing conditions and into
 42 the means and methods of improving such conditions; to determine where slum areas exist or where
 43 there is a shortage of decent, safe and sanitary dwelling accommodations for persons of low income; to
 44 make studies and recommendations relating to the problem of clearing, replanning and reconstructing of
 45 slum areas, and the problem of providing dwelling accommodations for persons of low income, and to
 46 cooperate with the city, the county, the Commonwealth or any other political subdivision thereof in
 47 action taken in connection with such problems; and to engage in research, studies and experimentation
 48 on the subject of housing.

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

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

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

64 10. To borrow money and issue evidence of indebtedness in the name of and for the use of the
65 housing authority subject to such limitations as may be imposed by law.

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

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

75 ~~12.~~ 13. To exercise all or any part or combination of powers herein granted.

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