

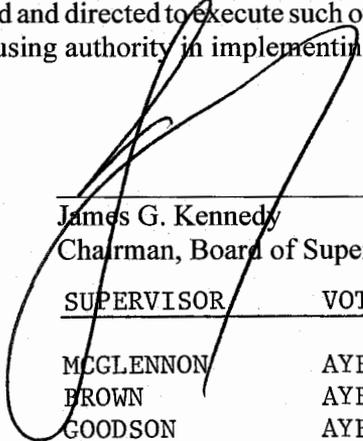
RESOLUTION

IRONBOUND SQUARE REDEVELOPMENT PLAN AND

IMPLEMENTATION AGREEMENT WITH HOUSING AUTHORITY

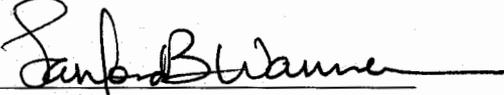
- WHEREAS, various blighted, unsanitary, unsafe, and substandard housing conditions exist in the Ironbound Square community ("the Redevelopment Area"); and
- WHEREAS, the Board of Supervisors ("Board") desire to reduce or eliminate these conditions in accordance with the Ironbound Square Redevelopment Plan; and
- WHEREAS, the Board desires to contract with an existing housing authority to perform under the guidance of the James City County Office of Housing and Community Development property acquisition, relocation, disposition, and related activities necessary to carry out the Ironbound Square Redevelopment Plan; and
- WHEREAS, the Board desires to have the County Administrator review and approve in writing condemnations of property, if any; and
- WHEREAS, a public hearing was held on February 12, 2002, to determine the need for a housing authority to operate in James City County to implement the Ironbound Square Redevelopment Authority; and
- WHEREAS, it is the sense of the Board that all Redevelopment Area homeowners required to be relocated will have first priority to purchase homes constructed on property acquired within the Redevelopment Area; and further, regardless of whether the homeowner be relocated within or without the Redevelopment Area, the displaced homeowner should not bear any additional financial burden over and above what said homeowner was formerly incurring for a replacement house of similar size with similar amenities; and
- WHEREAS, the Board understands that all renter and other households displaced due to property acquisition within the Redevelopment area will qualify for rental or down payment assistance under the Federal Relocation Act, the Board desires, to the extent possible, to extend to them the opportunity to become homeowners in the Redevelopment Area and directs staff to make every reasonable effort to accomplish this goal; and
- WHEREAS, several property owners in the redevelopment area are landlords and not eligible for relocation assistance, the Board desires that such persons be assisted, to the extent possible, to purchase at fair market values rental properties which meet housing quality standards or where feasible that the property owner and County staff work together to enable the current owner to participate in the redevelopment of the property without the necessity of acquisition.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, finds that blighted, unsafe, unsanitary, and substandard housing conditions exist in the Ironbound Square community and the Board of Supervisors approves the Ironbound Square Redevelopment Plan to remedy said conditions.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, authorizes and directs the County Administrator to enter into a contract with a housing authority from Hampton Roads in order to implement the Ironbound Square Redevelopment Plan subject to a provision that any condemnation must be first approved by the County Administrator. The County Administrator is authorized and directed to execute such other documentation as may be necessary to assist such housing authority in implementing the Plan.



James G. Kennedy
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
MCGLENNON	AYE
BROWN	AYE
GOODSON	AYE
HARRISON	AYE
KENNEDY	NAY

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of February, 2002.

ironsquareagree.res