

A G E N D A

JAMES CITY COUNTY BOARD OF SUPERVISORS

WORK SESSION

County Government Center Board Room

January 22, 2002

4:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

C. BOARD DISCUSSION

1. Ironbound Square Redevelopment Plan

D. CLOSED SESSION

1. County Administrator's Six-Month Evaluation, Pursuant to Section 2.2-3711 (A) (1) of the Code of Virginia

E. ADJOURNMENT

M E M O R A N D U M

DATE: January 22, 2002

TO: The Board of Supervisors

FROM: Richard B. Hanson, Housing and Community Development Administrator

SUBJECT: Ironbound Square Redevelopment Project

Attached is a draft Ironbound Square Redevelopment Plan. Adoption of a redevelopment plan is necessary to enable the completion of the activities designated in the second phase of the Ironbound Square Residential Revitalization Program. The Residential Revitalization Program is detailed in the Community Development Block Grant (CDBG) application submitted in March 1999. As authorized by the Board of Supervisors in February 2000, the County entered into a multi-year CDBG Agreement with the Virginia Department of Housing and Community Development to undertake the Ironbound Square Residential Revitalization CDBG Project. This project is designed to improve housing conditions, eliminate blight and to preserve Ironbound Square as a viable residential neighborhood. One million dollars in CDBG funds along with \$2,122,975 of local, private, and other State and Federal funds are to be expended to undertake the following activities specified in the CDBG Agreement:

1. Rehabilitation of 26 homes to Housing Quality Standards;
2. Substantial reconstruction (demolish and replace) eight homes;
3. Relocation of ten households whose property is acquired for standard affordable housing;
4. Establishment of individual development accounts for six households providing CDBG funds to match savings for home purchase or maintenance;
5. Demolition of eight vacant dilapidated dwellings plus 18 substandard dwellings whose occupants are provided substantial reconstruction or relocation assistance;
6. Acquisition of 9.25 acres within a 12 acre redevelopment area and resubdivision of the redevelopment area into approximately 64 lots;
7. Construction of interior access roads in the redevelopment area to eliminate curb cuts on Ironbound Road;
8. Neighborhood improvements including reconstruction of Watford Lane including curb, gutter and sidewalk and 350 linear feet of curb, gutter and sidewalk on Carriage Road;
9. Installation of storm drainage improvements in conjunction with street improvements and redevelopment;
10. Upgrade of facilities in the neighborhood park and installation of bus shelter on Ironbound Road; and
11. Clearance of junk, debris, derelict structures, inoperable vehicles and overgrown vegetation.

Under the CDBG Agreement \$482,000 of CDBG funds was awarded for the first phase of the Ironbound Square Residential Revitalization Project with an additional \$500,000 to be provided after the County meets specified threshold requirements. Another \$18,000 of CDBG funds have been designated for the Ironbound Square project from the County's CDBG funding for the Home Purchase and Home Maintenance Savings Program.

Accomplishments to date on the Ironbound Square Revitalization Project have included: rehabilitation of 21 homes, purchase and clearance of a blighted property, clearance of a dilapidated structure on another property, and establishment of individual development accounts by several existing homeowners and potential purchasers of homes within the neighborhood. Additionally, a planning and engineering services contract was awarded last May, and the Ironbound Square CDBG Neighborhood Advisory Committee has visited redevelopment projects in other localities and reviewed the key aspects of the proposed Redevelopment Project. All effected property owners within the Redevelopment Area have been provided a copy of the proposed property acquisition map and were invited to attend

regularly scheduled meetings of the neighborhood association where the provisions of the Redevelopment Plan were presented.

The proposed Redevelopment Plan has incorporated several revisions to the redevelopment concept originally included in the CDBG application. These changes are primarily based on continued refinement of the housing needs of the neighborhood. The draft redevelopment plan designates a proposed site for the construction of a senior citizen living facility not included in the original redevelopment concept. Development of a senior citizen living facility with units, which are affordable to low-income seniors, will provide an affordable housing opportunity to current neighborhood residents. Inclusion of a senior living facility will reduce the number of new single-family lots originally anticipated to be added in the Redevelopment Area and will provide a balance to the younger first time homebuyer families anticipated to purchase new single-family homes to be constructed in the Redevelopment Area as well as in the adjacent Ironbound Village development. The proposed Redevelopment Plan has been designed to maximize the opportunities for providing replacement housing for current neighborhood residents either within the Redevelopment Area or elsewhere in the neighborhood.

The steps following this Work Session will include the completion of the Redevelopment Plan, advertising the Plan for public hearing negotiations with a redevelopment and housing authority partner, and continuing discussion with residents and property owners. It is anticipated that the Redevelopment Plan will be presented for adoption at the February 12 Board of Supervisors meeting.

Richard B. Hanson

CONCUR:

Anthony Conyers, Jr.

RBH/adw
ironbound.mem

Attachment