



CITY OF HARRISONBURG
OFFICE OF THE
CITY MANAGER

HARRISONBURG CITY HALL
409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7701 • FAX (540) 432-7778

To: Ande Banks, City Manager
From: Liz Webb, Housing Coordinator
Date: February 5, 2024
Re: Resolution to Designate a Portion of the City a Revitalization Area

Summary: Resolution designating 12 acres along West Mosby Road (the R-5C portions of parcel 007-C-2 and 007-C-3) as a revitalization area pursuant to Section 36-55.30:2A of the Code of Virginia.

Background: The Beverly J Searles Foundation seeks to develop affordable housing on the specified 12 acres, including an 80-unit multifamily building and an 84-unit senior building. The construction of these projects will help to meet the housing needs and priorities of the City of Harrisonburg.

The developer is seeking financial support from Virginia Housing, in the form of competitively awarded Low Income Housing Tax Credits. Developments in revitalization areas receive points for project readiness. Census tract 3.02 was previously a Qualified Census Tract, which automatically qualified it as a revitalization area. However, this designation may also be established through local ordinance or resolution. Mark Slack, on behalf of the Searles Foundation development team, submitted a request that City Council adopt a resolution to establish a revitalization area for the site.

Key Issues: Section 36-55.30:2.A of the Code of Virginia allows the governing body of a city or county to designate an area a revitalization area upon making certain findings. This designation empowers the HDA (Virginia Housing) to provide financing in accordance with Title 36, Chapter 1.2 of the Code of Virginia.

Under the proposed resolution, City Council would find that:

- (1) The industrial, commercial or other economic development of the Area will benefit the City of Harrisonburg but the Area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in the Area; and
- (2) Private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in the Area.



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Environmental Impact: N/A

Fiscal Impact: N/A

Prior Actions: N/A

Alternatives: (a) Adopt the resolution as presented, or (b) Decline to take action.

Community Engagement: N/A

Recommendation: Staff recommends adoption of the resolution as presented.

Attachments: Proposed resolution

Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.