



CITY OF HARRISONBURG CITY MANAGER

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

TO: Ande Banks, City Manager
FROM: Wesley Russ, Deputy City Attorney
DATE: November 9, 2023
RE: Resolution designating a portion of the City a revitalization area.

Summary:

Resolution designating the area known as Bluestone Town Center as a revitalization area pursuant to Section 36-55.30:2.A of the Code of Virginia.

Background:

Mr. Wong, on behalf of the development team for Bluestone Town Center, submitted a request that City Council adopt a resolution that would allow the project to receive predevelopment grant funds from Virginia Housing.

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 is “[f]or the sole purpose of empowering 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 the Area and thereby create a desirable economic mix of residents in the Area.

Environmental Impact:

Fiscal Impact:



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Prior Actions:

Alternatives:

- (a) Adopt the resolution as presented
- (b) Decline to take action

Community Engagement:

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.

