LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY
918 COMMERCE ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN
Executive Director

September 18, 2003

Mrs. Patricia W. Kost
Clerk of City Council
P.O. Box 60
Lynchburg, Virginia 24505

Dear Mrs. Kost:

The Authority staff has been working with the City's Inspections Division to address the blighted property located at 2214 Tulip Street. The City's Community Development staff has received complaints about this property, and it has been cited by the city's inspections department for code violations. It was condemned and determined unsafe for human habitation by the inspections department staff February of 1999. Our staff has also inspected this property noting code violations and deficiencies resulting in its blighted condition. The owners of the property are deceased, and all efforts to notify the heirs of the deficiencies under section 36-19.5 of the Code of Virginia have failed. Since Authority staff began addressing this property last September, it has continued to deteriorate.

The above Code section provides that an authority may acquire blighted property after a public hearing and approval of such acquisition by the governing body of the city within which the property is located. This is to request that City Council hold a public hearing to consider the request of the Lynchburg Redevelopment and Housing Authority for authorization to acquire this property pursuant to the above referenced code. Enclosed is a photocopy of the resolution adopted by the Commissioners of the Authority, the notice sent to the owner and a proposed resolution for City Council's consideration, as well as pictures of the property.

Please let me know if you need further information.

Very truly yours,

Edward H McCann

enclosures

RESOLUTION NO. 828 9/11/03

Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 2214 Tulip Street, Parcel 047-07-031, Lynchburg, Virginia pursuant to Code section 36-19.5

WHEREAS, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

WHEREAS, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

WHEREAS, the Commissioners of the Authority have made a finding that the dwelling unit located at 2214 Tulip Street, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

WHEREAS, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

WHEREAS, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

WHEREAS, the owner has failed to correct the deteriorated condition of the dwelling unit.

THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 2214 Tulip Street, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.

LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY
1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN
Executive Director

April 23, 2003

Robin T. Hicks
709 Lakeside Avenue
Burlington, North Carolina 27215

Tisha Rodericka Hicks
1424 Gates Street
Lynchburg, Virginia 24502

Re: Parcel 047-07-031
2214 Tulip Street
Lynchburg, Virginia

Dear Ladies:

Attached is a copy of the registered letter dated September 13, 2002, the Authority sent to Robert W. and Emma G. Hicks regarding the above referenced property. According to a list of heirs recorded in the Lynchburg Circuit Court Clerk's office, you are listed as heirs of Mr. and Mrs. Robert Hicks, the former owners of the property.

As stated in the September 13th letter, we are requesting that the deficiencies outlined and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice. Please contact Connie Snavely of our staff at (434) 845-9011 to discuss this.

Very truly yours,

Edward H McCann

cc: Bob Drane, City of Lynchburg Building Inspections Department

certified mail - return receipt
enclosure

LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY
1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (434) 845-9011

EDWARD H. McCANN
Executive Director

September 13, 2002

Robert W. & Emma G. Hicks
1424 Gates Street
Lynchburg, Virginia 24502

Re: 047-07-031
2214 Tulip Street
Lynchburg, Virginia

Dear Mr. & Mrs. Hicks:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records shows to be owned by you. We observed the dwelling on January 4, 2001, and more recently on September 9, 2002, and found the following conditions:

1. Placarded by city 2/19/99.
2. Peeling paint on entire structure, including front porch columns and trim.
3. Attic window missing.
4. Windows and door boarded.
5. Vines overgrown on structure and rear of property.
6. Chimney deteriorated.
7. Front porch columns deteriorated.
8. Main roof and front porch roof deteriorated with section of tin peeling away at left, rear side of roof.
9. Wood and debris at right side and rear of property.
10. Rear porch deteriorated.
11. Eaves of main roof at rear of structure deteriorated.

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavely of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

Edward H. McCa

Certified Mail – Return Receipt Requested

2214 Tulip Street
Picture taken on September 18, 2003

Property Address: 2214 Tulip Street

Owner's Name: Robert W. & Emma G. Hicks
Owner's Address: 1424 Gates Street, Lynchburg, VA 24502
Parcel No.: 047-07-031
Assessed Value: Land - $2,000 Improvement - $10,000 Total -$12,000

Date of Picture: January 4, 2001

Deficiencies:

- Placarded by City 2/19/99
- Peeling paint entire structure including front porch columns and trim
- Attic window missing
- Windows and door boarded
- Vines overgrown on structure and rear of property
- Chimney deteriorated
- Front porch columns deteriorated
- Main roof and front porch roof deteriorated with section of tin peeling away at left, rear side of roof
- Wood and debris at right side and rear of property
- Rear porch deteriorated
- Eaves of main roof at rear of structure deteriorated