

Redevelopment Research**Redevelopment.**

<http://http://www.brookings.edu/metro/publications/leighvacant.htm> Presents the findings of researcher Nancy Green Leigh (2003): that state governments as well as municipalities play an important role in redevelopment because local improvement of the redevelopment process often depends on state-level legislative reform that is not always forthcoming. Summarizes an extensive survey of state legislative and program initiatives, and identifies a significant number of powers states can exploit to energize local redevelopment efforts. Keyword searching is available.

The Castle Coalition.

<http://www.castlecoalition.org/> Created by and for activists to help communities defeat seemingly unstoppable projects to take homes and businesses to give to other private parties. Provides ideas tools and networking opportunities to activists and others concerned with land use and abuse issues. Keyword searching is available.

Center for Universal Design (North Carolina State University).

<http://www.design.ncsu.edu/cud/> A national research, informatn, and technical assistance center that evaluates, develops and promotes universal design in housing, public and commercial facilities, and related products. Keyword searching is available.

The City of Virginia Beach Tax Increment Financing.

See Related Pages box at right - Explains the financial technique of tax increment financing which is intended to stimulate positive economic activity within and possibly adjacent to a designated geographic area. Offers local examples and information on this topic as it concerns the City of Virginia Beach.

Congress for the New Urbanism.

<http://www.cnu.org> Espouses the viewpoints of the new urbanism, which aims to reform all aspects of real estate development including new development, urban retrofits, and suburban infill. Supports regional planning for open space, appropriate architecture and planning, and the balanced development of jobs and housing.

Cornell University Law School, Legal Information Institute.

http://www.law.cornell.edu/topics/real_property.html Offers a definition and overview of cereal property including land law and usage. Keyword searching is available.

Council for Public Deliberation.

<http://www.cpdohio.org/pub/SGDGuide.pdf> Promotes civic dialog in Central Ohio. Publishes a citizens™ guide for residents interested in redevelopment issues entitled, Planning for Growth and Development: How Should Ohio and Its Communities Respond? (2004).

Cyberbia: The Planning Portal

<http://www.cyberbia.org/> Bills itself as the Internet's most active urban/town planning-related bulletin board. Members include planners, students and others from around the world who are interested in the built environment.

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The Defenders of Property Rights.

<http://www.yourpropertyrights.org/> Billed as the only national public-interest legal foundation dedicated exclusively to the protection of constitutionally guaranteed rights in property. Keyword searching is available.

Department of Housing and Urban Development.

<http://www.hud.gov/> Exists to increase homeownership, support community development and increase access to affordable housing free from discrimination. Provides general information on housing and community development as well as relevant federal and state information. Keyword searching is available.

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Reading Lists

The resources in these reading lists are meant to provide the reader with a general overview of various aspects of redevelopment. Most of the materials included are available free on the Internet, available in the Virginia Beach Public Libraries, or available to Virginia Beach Public Library cardholders via the library web. Each annotation in these reading lists includes instructions for locating these documents.

The Redevelopment Research Group has completed reading lists for the topics shown in the *Related Content box to the right*. Please check back often for updates.

Please contact the Redevelopment Research Group at reddev@vbgov.com if you have additional topics that you would like researched, have recommendations for additional resources to be included, or have questions about accessing these materials.

Contact Information:

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GLOSSARY
 Redevelopment Research Group
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Please email suggestions for terms to be added to reddev@vbgov.com

TERM	DEFINITION	AUTHOR	TITLE	PAGE#	CALL NO.	WEB
Affordable Housing	Housing that a household can afford by spending 30% of household income on mortgage. (Quote from Andrew Friedman, VB Housing and Neighborhood Preservation Director)	Gaillard, Jan	"Affordable, workforce housing forum to be held." <i>Virginian-Pilot</i> , 11/16/2004 [viewed March 7, 2005]			http://www.knowledgedplex.org
Affordable Dwelling Unit Ordinance (see also Inclusionary Zoning, Density Bonus)	Also known as Inclusionary Zoning. "Under the ordinance, homebuilders are given a density bonus in return for building affordable units - single-family detached homes, condominiums, town homes, or apartments. For example, for every 100 units, a builder can build an additional 20 units on a zoned lot, provided they set aside 15 units as affordable. The density bonus and the affordability requirement vary by structure."	Newschwager, Philip	"Don't mandate affordable units, TBA says" <i>Inside Business</i> [viewed 3/14/05]	paragraph 3		http://www.richmond.com/printer.cfm?article=354751
Attenuate	To lessen in severity, value, amount, intensity, etc. [Note: no legal definition for sound attenuation laws, although there's local reference to noise reduction ordinances in relation to airports, etc. Also sound attenuation ordinances in terms of building construction and noise reduction measures and materials. - NJA]		Webster's New World Dictionary, Third College Edition		R423 W385 1988	
Blighted Area	An area characterized by deteriorating and/or abandoned buildings; inadequate or missing public or community services; and vacant land with debris, litter, lack of sanitation facilities, trash and junk accumulation, and impacted by adverse environmental nuisances, such as noise, heavy traffic, and odors.	Moskowitz, Harvey and Carl Lindbloom, Center for Urban Policy Research, 1993	<i>The New Illustrated Book of Development Definitions</i>	35	R307.1216097 3 M911n	
Blighted Area	Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light and sanitary facilities, excessive land coverage deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.	City of Virginia Beach	<i>2003 Comprehensive Plan, Technical Report, Appendix A</i>	A-4	MDOC 352 P712c Policy 2003 Adopted	
Blighted or deteriorated area	Defined as areas (including slum areas) with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement of design, lack of ventilation, light or sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.		"Undertakings constituting redevelopment projects." <i>Code of Virginia</i> , section 36-49(1) (Viewed 5/6/05)			http://leg1.lstate.va.us/cgi-bin/legp504.exe?2000+cod+36-49
"Boomburbs"	Defined as incorporated places with more than 50,000 residents that are not the largest city in their metropolitan areas. These cities have maintained double-digit rates of population growth for the last three census periods.	International Economic Development Council	Economic Development Now, Feb 21, 2005, vol. 5, #4 [online but restricted to members]			http://www.iedc-online.org/