



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

July 21, 2020

7:00 P.M.

PRESIDING: Alonzo L. Jones, Mayor

CITY COUNCIL MEMBERS: James B. Buckner
L.G. "Larry" Campbell, Jr.
Samuel A. Kushner
Barry P. Mayo

Dr. Gary P. Miller, Vice Mayor
Sherman M. Saunders
J. Lee Vogler, Jr.,
Madison J. Whittle

STAFF: Ken F. Larking, City Manager
Earl B. Reynolds, Jr., Deputy City Manager

W. Clarke Whitfield, Jr., City Attorney
Susan M. DeMasi, City Clerk

The City Council is the City of Danville's legislative body and is composed of nine Council members. Council members are elected to serve a four year term of office and elects one of its own to serve as Mayor and presiding officer for a two year term.

Time and Place of Meeting

The public is invited and encouraged to attend and participate in the City Council meetings. The City Council meets in the City Hall, Fourth Floor, Council Chambers at 7:00 p.m. on the first and third Tuesday of each month. All meetings of the Council are open to the public.

Communications from Visitors

Communication from Visitors is an opportunity for citizens to address Council on matters not on the agenda. Citizens who desire to speak on agenda items will be heard when the agenda item is considered. Each speaker shall clearly state his or her name and address. Each individual speaker shall have five uninterrupted minutes. A representative of a group may have up to ten uninterrupted minutes to make a presentation. The representative shall identify the group and a group may have no more than one spokesperson. Time will be kept using the electronic timer on the podium.

Guidelines for Public Hearings

For Public Hearings the applicant or his or her representative shall be the first speaker(s). There shall be a time limit of ten (10) minutes for the applicant's or his or her representative's presentation. The presiding officer shall then solicit comments from the public, asking those in favor of the proposal to speak first, and then those opposed to the proposal. Each speaker must clearly state his or her name and address. There shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify the group at the

beginning of his or her remarks. A group may have no more than one spokesperson. The presiding officer may limit or preclude comment which is repetitive, redundant, cumulative, or irrelevant to the subject of the public hearing. After public comments have been received, in a land use case, the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

Due to ongoing concerns related to COVID-19, the City of Danville will continue to accept comments for Communications from Visitors and for Public Hearings via their on-line portal at: danvilleva.gov/council or by phone using this number: (434) 857-3348, until further notice. Comments submitted via these formats will be collected and distributed to all City Council members, and published with the minutes of the July 21, 2020 meeting. Comments will be collected through July 20, 2020 5:00 p.m.

MEETING CALLED TO ORDER

ROLL CALL

INVOCATION - J. Lee Vogler, Jr.

PLEDGE OF ALLEGIANCE TO THE FLAG

COMMUNICATIONS FROM VISITORS

Citizens who desire to speak on matters not listed on the agenda will be heard at this time. Citizens who desire to speak on agenda items will be heard when the agenda item is considered.

MEETING MINUTES

- A. Consideration of Approval of Minutes from Regular Council Meeting held on June 16, 2020, Minutes from Special Work Session held on June 9, 2020, and Regular Work Session held on June 16, 2020.
Council Letter Number CL - 2348.

APPOINTMENTS

- A. Consideration of Mayor's Appointments to Boards and Commissions.
Council Letter Number CL - 2364.
 - 1. A Resolution Appointing Samuel A. Kushner as a Member of the Danville Development Council.
 - 2. A Resolution Appointing Madison J. Whittle as a Member of the Dan River Business Development Center.
 - 3. A Resolution Appointing J. Lee Vogler, Jr., as a Member of the Danville-Pittsylvania Regional Industrial Facility Authority to fill an Unexpired Term Ending December 31, 2021.
 - 4. A Resolution Appointing Gary P. Miller, as an Alternate Member of the Danville-Pittsylvania Regional Industrial Facility Authority to fill an Unexpired Term Ending December 31, 2021.

5. A Resolution Appointing J. Lee Vogler, Jr., as a Member of the Staunton River Regional Industrial Facility Authority to fill an Unexpired Term Ending December 31, 2022.
6. A Resolution Appointing L.G. "Larry" Campbell, Jr., as a Member of the Staunton River Regional Industrial Facility Authority to fill an Unexpired Term Ending December 31, 2022.
7. A Resolution Appointing Gary P. Miller, as a Member of the Danville Utility Commission, to fill an Unexpired Term Ending June 30, 2022.
8. A Resolution Reappointing Sherman M. Saunders, as a Member of the Employee Retirement System Board of Trustees.
9. A Resolution Appointing Barry Mayo, as a Member of the Pittsylvania County Community Action Board.
10. A Resolution Reappointing J. Lee Vogler, Jr., as a Member of the West Piedmont Planning District Commission.
11. A Resolution Appointing James B. Buckner as a Member of the West Piedmont Planning District Commission.
12. A Resolution Reappointing J. Lee Vogler, Jr., as a Member of the Metropolitan Planning Organization.
13. A Resolution Appointing James B. Buckner as a Member of the Metropolitan Planning Organization.
14. A Resolution Appointing James B. Buckner, as a Member of the Transportation Advisory Committee.

NEW BUSINESS

- A. Consideration of Approval of the HUD One Year Action Plan and Five Year Consolidated Plan.
Council Letter Number CL - 2351.
 1. Public Hearing
 2. A Resolution Authorizing the City Manager to Submit to the United States Department of Housing and Urban Development (HUD) a One Year Action Plan and Five Year Consolidated Plan.
- B. Consideration of Approving and Authorizing the Acceptance of Parcel IDS# 02116 and #02117 for Market Garden Park.
Council Letter Number CL - 2343.

A Resolution Approving and Authorizing the Acceptance of Real Property Identified as Parcels 02116 and 02117 for Capital Improvements at Market Garden.

COMMUNICATIONS FROM:

- A. City Manager
- B. Deputy City Manager
- C. City Attorney

D. City Clerk

E. Roll Call

ADJOURNMENT

Council Letter

City of Danville, Virginia



CL-2348

Meeting Minutes A.

City Council Regular Meeting

Meeting Date: 07/21/2020

Subject: Consideration of Approval of Meeting Minutes

From: Susan M. DeMasi, City Clerk

COUNCIL ACTION

Business Meeting: 07/21/2020

SUMMARY

Consideration of Approval of Minutes from Regular Council Meeting held on June 16, 2020, Minutes from Special Work Session held on June 9, 2020, and Regular Work Session held on June 16, 2020.

Council Letter Number CL - 2348.

Attachments

Meeting Minutes

Meeting Minutes

Meeting Minutes

June 16, 2020

The Second Regular June meeting of the Danville City Council was held on June 16, 2020, at 7:00 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. The following Council Members were present: James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Dr. Gary P. Miller, Sherman M. Saunders, Fred O. Shanks, III, Adam J. Tomer, Vice Mayor J. Lee Vogler, Jr., and Madison J.R. Whittle (9).

Staff Members present were: Deputy City Manager Earl B. Reynolds, Jr., City Attorney W. Clarke Whitfield Jr., and City Clerk Susan M. DeMasi. City Manager Ken F. Larking was absent.

INVOCATION

The Invocation was given by Dr. Gary P. Miller.

COMMUNICATIONS FROM VISITORS

Mayor Jones noted City Council received twelve comments submitted through the City's website and two telephone messages. Transcripts of all messages received were distributed to Council Members and would be attached to the minutes of this meeting.

Mayor Jones recognized Marc Gignac, Executive Director of the Institute for Advanced Learning and Research who recommended City Council appoint Fred Shanks in the interim role to fill the vacancy that will be left with Adam Tomer's resignation.

Mayor Jones recognized Lewis Garnett, Danville, who noted on November 12, 2019 he sent a letter to the City to not violate his Constitutional rights or there would be a cost. The cost would be \$25,000 every time he had to go court for the violation of his Constitutional rights. Five times he went to Court, he sent the City a bill for \$128,120; the City sent the bill to their insurance company. He had contacted the City Manager who refuses to get back in touch with him. He believes a federal injunction should be in place for the violation of his rights. He asks the City Manager to get in touch with him, he has 48 hours before Mr. Garnett files a federal injunction.

CONSENT AGENDA

Mayor Jones opened the floor for a Public Hearing regarding the Budget Appropriation Ordinances. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 9, 2020. No one present desired to be heard and the Public Hearing was closed.

Council Member Saunders **moved** for approval of the following Consent Agenda items:

Approval of Minutes from the Regular Council Meeting held on May 21, 2020. Draft copies had been provided prior to the meeting.

Budget Amendment – Amending the Fiscal Year 2020 Budget Appropriation Ordinance for Department of Justice Coronavirus Emergency Supplemental Funding

An Ordinance entitled, Ordinance No. 2020-06.01, presented by its First Reading on June 2, 2020, Amending the Fiscal Year 2020 Budget Appropriation Ordinance by Increasing Revenue from the United States Department of Justice Coronavirus Emergency Supplemental Funding (CESF) in the Amount of \$110,452 for use in Preventing, Preparing for, and Responding to Coronavirus.

June 16, 2020

Budget Amendment – Amending the Fiscal Year 2020 Budget Appropriation Ordinance for CARES Act Funds for Mass Transit

An Ordinance entitled, Ordinance No. 2020-06.02, presented by its First Reading on June 2, 2020, Amending the Fiscal Year 2020 Budget Appropriation Ordinance by Increasing Revenue from the CARES Act Funds in the Amount of \$2,299,878 to be used to cover Operating Expenditures for the Transportation Fund Appropriation.

The Motion was **seconded** by Council Member Campbell and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

OLD BUSINESS

APPROVING THE BUDGET OF THE CITY OF DANVILLE, THE CAPITAL AND SPECIAL PROJECTS PLAN AND THE BUDGET APPROPRIATION ORDINANCE FOR FISCAL YEAR 2021

Approving the Budgets of the Various Funds of the City of Danville for the Fiscal Year Ending June 30, 2021

Council Member Tomer **moved** for adoption of a Resolution entitled, Resolution No. 2020-06.01, presented by its First Reading on June 2, 2020, Approving the Budgets of the Various Funds of the City of Danville for the Fiscal Year Ending June 30, 2021.

The Motion was **seconded** by Council Member Buckner and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

Approving the Fiscal Year 2021 Capital and Special Projects Plan for the City of Danville, Virginia

Council Member Tomer **moved** for adoption of a Resolution entitled, Resolution No. 2020-06.02, presented by its First Reading on June 2, 2020, Approving the Fiscal Year 2021 Capital and Special Projects Plan for the City of Danville, Virginia.

The Motion was **seconded** by Council Member Shanks and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

June 16, 2020

Budget Appropriation Ordinance For Fiscal Year 2021

Council Member Tomer **moved** for adoption of an Ordinance entitled, Ordinance No. 2020-06.03, presented by its First Reading on June 6, 2020, Budget Appropriation Ordinance for Fiscal Year 2021.

The Motion was **seconded** by Council Member Buckner.

Council Member Shanks noted looking back at this item last year, the City had a very difficult budget season and the Mayor appointed him and Mr. Tomer to work out some of the details. Council did pass the Budget Appropriation Ordinance, and what were the compromises, they cut the proposed real estate tax increase in half, eliminated another tax and other budgetary decisions were made. There were concerns at the time that Council was not being as responsible as they should be. Council created and voted on a compromise, and as a result, those taxes didn't increase last year and Council was not increasing any taxes this year. Mr. Shanks stated he thought the City Manager and staff were very responsible in developing a budget this year; each budget was very important because they cascade into future budgets. Mayor Jones thanked the City staff for their hard work on the budget.

The Motion was **carried** by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

APPROVAL OF SELLING THE PINNACLES HYDROELECTRIC COMPLEX TO NORTHBROOK ENERGY

Mayor Jones opened the floor for a Public Hearing regarding the sale of Pinnacles. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 8, 2020. No one present desired to be heard and the Public Hearing was closed.

Reconsideration of Approving and Authorizing the City of Danville, Virginia to Sell the Pinnacles Hydroelectric Complex to Northbrook Energy for the Amount of \$8,200,000

Council Member Shanks **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2020-06.04

APPROVING AND AUTHORIZING THE CITY OF DANVILLE, VIRGINIA TO SELL THE PINNACLES HYDROELECTRIC COMPLEX TO NORTHBROOK ENERGY FOR THE AMOUNT OF \$8,200,000

The Motion was **seconded** by Council Member Campbell.

City Attorney Clarke Whitfield noted this motion needed to be made by someone who voted in opposition to this issue at the prior meeting.

Council Member Whittle **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2020-06.04

APPROVING AND AUTHORIZING THE CITY OF DANVILLE, VIRGINIA TO SELL THE PINNACLES HYDROELECTRIC COMPLEX TO NORTHBROOK ENERGY FOR THE AMOUNT OF \$8,200,000

The Motion was **seconded** by Council Member Campbell.

Council Member Whittle noted he had had concerns and the City Manager put together a meeting with Council Member Shanks, Director of Utilities Jason Grey and an engineer to help him through the process. The upside to the project was the City was willing to retain ownership of the transmission lines, getting the benefit of no spikes in transmission costs. They also have the right to sell the renewable energy credits which will drive the cost down. By entering into the contract, the City would have certainty on their costs for the portion of the power, which will be below market for the near future and was protected to remain that way in the ongoing years. The company that was purchasing the facility has the ability and the efficiency to run it, and that changed his mind.

Dr. Miller noted the transmission lines were a big deal, 25% of a customer's bill for power comes from transmission lines; if the City owns the transmission lines, they won't raise the rates. The City has five aging substations, and to replace those was about \$3M each; he hopes some of the \$8.2M will be used to purchase a new substation. Also the City can pay down its power cost adjustment and possibly reduce power bills a small amount for the citizens.

The Motion was **carried** by the following vote:

VOTE: 7-2
AYE: Campbell, Jones, Miller, Saunders,
Shanks, Vogler and Whittle (7)
NAY: Buckner, Tomer (2)

Approving and Authorizing the City of Danville, Virginia to Enter into a Purchase Power Agreement and Interconnection Agreement with Northbrook Energy

Council Member Whittle **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2020-06.05

APPROVING AND AUTHORIZING THE CITY OF DANVILLE, VIRGINIA TO ENTER INTO A PURCHASE POWER AGREEMENT AND INTERCONNECTION AGREEMENT WITH NORTHBROOK ENERGY FOR THE ENERGY, CAPACITY, AND RENEWABLE ENERGY CREDITS FROM THE PINNACLES HYDRO FACILITY.

The Motion was **seconded** by Council Member Shanks and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

June 16, 2020

APPOINTMENTS

Vice Mayor Vogler **moved** for adoption of the following Appointment Resolutions:

Resolution No. 2020.06.06 - A Resolution Reappointing Stephen Daniel as a Member of the Airport Commission.

Resolution No. 2020.06.07 - A Resolution Appointing Robert Jiranek as a Member of the Airport Commission.

Resolution No. 2020.06.08 - A Resolution Appointing Toshia Fitzgerald as a Member of the Danville Community College Board.

Resolution No. 2020.06.09 - A Resolution Reappointing Tammy Warren as a Member of the Danville Community Policy and Management Team.

Resolution No. 2020.06.10 - A Resolution Reappointing Demetrius Crews as a Member of the Danville Community Policy and Management Team.

Resolution No. 2020.06.11 - A Resolution Reappointing Rufus Fuller as a Member of the Danville Pittsylvania Community Services Board.

Resolution No. 2020.06.12 - A Resolution Reappointing Helm Dobbins as a Member of the Danville Utility Commission.

Resolution No. 2020.06.13 - A Resolution Reappointing Vanessa Cain as a Member of the Danville Utility Commission.

Resolution No. 2020.06.14 - A Resolution Reappointing Kathy Andrews as a Member of the Social Services Advisory Board.

Resolution No. 2020.06.15 - A Resolution Reappointing Clarice Coleman as a Member of the Social Services Advisory Board.

The Motion was **seconded** by Council Member Campbell and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

NEW BUSINESS

AMENDING THE PERSONNEL SYSTEM OF THE CITY OF DANVILLE

Council Member Buckner **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2020-06.04

June 16, 2020

AMENDING THE PERSONNEL SYSTEM OF THE CITY OF DANVILLE PROVIDING FOR THE CLASSIFICATION, COMPENSATION, AND EMPLOYEE DEVELOPMENT FOR EMPLOYMENT POSITIONS OF THE CITY

The Motion was **seconded** by Council Member Shanks and carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE CITY OF EDEN FOR WATER AND WASTEWATER SERVICES FOR BERRY HILL INDUSTRIAL PARK

Council Member Campbell **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2020-06.16

APPROVING AND AUTHORIZING THE CITY OF DANVILLE, VIRGINIA TO ENTER INTO AN AGREEMENT WITH THE CITY OF EDEN, NORTH CAROLINA (EDEN) TO PROVIDE WATER AND WASTEWATER SERVICES FOR THE BERRY HILL INDUSTRIAL PARK IN PITTSYLVANIA COUNTY.

The Motion was **seconded** by Council Member Shanks.

Council Member Shanks noted this was a fantastic opportunity for regional cooperation working with Eden on this contract; it involved a lot of parties including the Virginia Tobacco Commission and the equivalent of that in North Carolina. Berry Hill Park was big, both for Virginia and North Carolina, the cooperation there was very important.

The **Motion** was carried by the following vote:

VOTE: 9-0
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Tomer, Vogler and Whittle (9)
NAY: None

AMENDING DANVILLE CITY CODE DESIGNATING SEATS UNDER THE CARRINGTON PAVILION AS A NO SMOKING AREA

Council Member Miller **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2020-06.05

AMENDING CHAPTER 25 ENTITLED "PARKS AND RECREATION" OF THE CODE OF THE CITY OF DANVILLE, 1986, AS AMENDED, BY ADDING SECTION 23-13, ENTITLED "REGULATION OF SMOKING IN OUTDOOR AMPHITHEATERS OR CONCERT VENUES; AND CIVIL PENALTY."

The Motion was **seconded** by Council Member Tomer.

June 16, 2020

Mr. Tomer questioned how the City could expand this not just for the covered seats. People smoke all over the place during events, there was no designated area, why was the City limiting this just to the seats in front. Can the Ordinance be amended to include the Carrington Pavilion as a whole. City Attorney Clarke Whitfield explained the Ordinance was drafted to track the state law; state law does not allow the City to make it completely non smoking.

Mr. Tomer suggested having a smoking section over to the side. Mr. Saunders noted he would be in favor of asking staff to study this and come back with recommendations. The City has a lot of events at the Pavilion, people come from all over and the City raises a lot of money.

Mr. Whitfield stated he did not see in the Ordinance itself where it says it was just under the tent. The actual Ordinance itself just says, "the City shall install adequate signs within each outdoor amphitheater or concert venue that designates non-smoking areas within such amphitheater and concert venue." Mr. Tomer noted the staff recommendation and all the other documentation he has seen has specifically mentioned the seating area. Mr. Whitfield stated that was the Council Letter and that may be what they do. Virginia allows designation of non-smoking areas assuming that the rest of the area was a smoking area. What they were recommending was that Council designate under the tent as a non-smoking area because that will capture more of the smoke. That was something staff can look at and doesn't believe they necessarily have to amend the Ordinance itself, it might be something to talk to Parks & Rec about. Mr. Tomer stated Mr. Whitfield was saying the Ordinance itself was the park overall, and noted he was fine with that.

Dr. Miller noted he agreed with Mr. Tomer; there were people who were very sensitive to smoke, and the City needs to restrict where people can smoke. Mr. Shanks noted he agreed with designating a place in the facility to have a smoking area and designating under the tent to be non-smoking. When discussing under the tent, the Ordinance refers to all the park, that creates a little heartburn for him; it doesn't have a carve out. Mr. Whitfield explained the Council Letter speaks of under the tent but the Ordinance itself does not; what it said was by doing this, the City has to require some sections to be non-smoking. It was creating the authority to making sections non-smoking as opposed to smoking. Mr. Shanks noted the carve out area should be something the experts in Parks & Recreation choose. He doesn't want to eliminate or define the carve out tonight.

Mr. Vogler noted Mr. Whitfield mentioned with the state, it basically says the locality can carve out a section that was non-smoking, rather than smoking, was any percentage given and Mr. Whitfield stated it was left to the venue. Council Member Campbell questioned if it was mandatory by the state to do this and Mr. Whitfield noted the City had to adopt this Ordinance in order to be able to have the non-smoking sections. Mr. Tomer noted this gives the Parks & Recreation department the ability to put a smoking and non-smoking section at the Park. He trusts the City staff; he does not think they will go and carve out a tiny non-smoking that impacts the revenue. Unless the City passes this ordinance the staff will not have that option and the whole tent and the rest of the area will be smoking.

The **Motion** was carried by the following vote:

VOTE:	9-0
AYE:	Buckner, Campbell, Jones, Miller, Saunders, Shanks, Tomer, Vogler and Whittle (9)
NAY:	None

COMMUNICATIONS

There were no communications from the Deputy City Manager, or City Clerk. City Attorney Clarke Whitfield noted he would like to thank Mr. Shanks and Mr. Tomer for their service. He has enjoyed working with both of them.

Mayor Jones read a Certificate of Recognition for Adam Tomer for his service on City Council. Mr. Tomer stated, "He was born and raised in Danville, graduated from GW High School and was part of this community. It was tough to walk away from something you have a hand in, just a small hand, in helping to recreate, as a part of the team, as part of a great City Council, a great City staff. When he came onto City Council in 2006, it looked a lot different than Danville looks right now; the City was riddled with unemployment, the River District didn't even exist back then. All the countless companies we have recruited and all the things we have done to try to help people here, I can't thank the citizens enough for giving me this opportunity. I ran as a 25, 26 year old and they believed in me back in 2006 and they believed in me again in 2010 and when I ran again two years ago. I will say that leaving this position, this area, was one of the hardest decisions of my life and this will always be my home. To the Danville citizens, thank you for this opportunity, to City Council, thank you for serving with me. Thank you to the ones that convinced me two years ago to get my butt off the couch and run again; thank you for that. These past two years have been wild, from the work we did on the casino, to further planning of the River District to other areas in the City we want to improve. Partnerships with our neighboring counties, we have done so much these past two years and really past 14 years overall. So, I say goodbye, but I'll be back, this is my home, this will always be my home. Thank you guys so much and I appreciate the honor, and I appreciate being able to serve with such a fine group of individuals."

Mayor Jones read a Certificate of Recognition to Fred Shanks. Mr. Shanks stated, "Thank you Mayor, members of City Council, City staff that have been so wonderful to work with over the last twelve years. And thank you to the citizens of Danville for supporting me through three elections. When my wife and I re-met a few years back, we began dating, City Council was not a thought on either of our minds. As it turned out, the whole time we have been married, I have been on City Council, so I owe a great deal of thanks to Kathy for putting up with all she puts up with as part of this job. Serving on City Council this past twelve years, and on the Planning Commission twelve years prior to that has been a tremendous, tremendous pleasure to me. This month has been like a typical month over the last few years: May 28th a meeting about the Pinnacles Hydro Plant, May 28th, the West Piedmont Planning District Executive Committee meeting and a full committee meeting later that night. June 2nd, City Council business meeting and work session, June 8th, RIFA meeting, for two to three hours once a month. June 9th, we had the presentation on the regional economic development strategic plan, of which I was a member on the steering committee; you were all there to hear about the plan, there is a lot to implement on that plan. Then June 16th there was another City Council business meeting and work session, June 22nd Danville Utility Commission, June 23rd will be the Staunton River RIFA, June 24th will be the Danville Metropolitan Planning Organization meeting; so its been a pretty solid ride. I have been fairly involved and felt very passionate about many of those organizations, or all of them that I have been a part of. So I would like to say once again, thank you for this opportunity. I'd like to make a few comments at the end of this meeting about possible other opportunities. But for now, thank you very much."

Mayor Jones welcomed Council Member Elect Barry Mayo, newly elected school board member Tyrell Payne and school board member Ty'quan Graves.

Council Member Campbell noted to Mr. Tomer and Mr. Shanks, Council appreciates their years of service; they have served from their hearts. Rev. Campbell stated these are praying times within

the nation and community. The atmosphere within the nation was very serious, but thinks Danville was a great community, a great City. He commends Chief of Police Booth, the way he has carried himself and the relationship with the community and citizens. Danville was blessed to have the peace they have even with the marches and protests about what was going on in the nation. Mr. Campbell noted he wanted everyone to continue to pray that God will bring peace for the nation that they move to the next level. Mr. Campbell noted all lives matter, not only black lives matter, but all lives matter. Changes must be done, and Council supports what needs to be done to make sure they move in the right direction.

Council Member Miller noted Council will miss Mr. Tomer and Mr. Shanks. Dr. Miller stated the City had eight overdoses, one death and requested an update from the City Attorney on the status of the opioid lawsuit. Last week for the first time Pittsylvania County edged ahead of Danville in COVID cases, other states have increased cases as citizens lessen their social distancing and masks. People need to be diligent and keep social distancing and wearing masks. There are also some common drugs in short supply and the country needs prayers.

Council Member Saunders thanked Mr. Tomer and Mr. Shanks for their service and wish them the best in their future endeavors. Mr. Saunders thanked citizens for complying with orders coming down from the Federal, State and local governments, and thanked the City employees for what they do in the City, all the first responders, healthcare workers, Life Saving Crew and a special thanks to the Danville Police, for what they do everyday, and the Chief and the Sheriff's department, they appreciate them as well. Mr. Saunders encouraged citizens to stay safe, continue to reflect and continue to think about what all this means for mankind, and the future. The world has changed, not only regarding the pandemic, but other things as well. People can agree and disagree, and encouraged citizens to love and respect each other and remember they all belong to God.

Council Member Shanks noted working with the Mayor for a few years now, he realized the Mayor believes in putting together teams of people to work out issues. He and Mr. Tomer worked together off and on for twelve years, worked on the budget committee and Mr. Shanks had a great deal of respect for him, and has enjoyed working with him on other duties on City Council. He wished him the best of luck in his ventures and hopes everything turns out well for him. Mr. Shanks noted he would like to continue with the second half of his comments from the presentation.

"Needless to say, we all know we have been busy accomplishing things in economic development, things downtown, planning and putting together a fire station and putting together programs for our employees, the public safety employees. It has been a busy time and much has been accomplished but there is much left to do. As I stated in the RIFA meeting last week, being an active member of RIFA has been a true highlight of my time on City Council. I can't help but think back and recall the negotiations for the Hairston property, consideration of what other properties to purchase and then before we could close on the properties, during a closed session meeting with bond lawyers and lenders in 2008, the bond market fell apart. The financing for the property we had been working so hard to purchase became nearly impossible. Needless to say, and Sherman was in that closed session meeting that day, that devastated me; we were this close to closing and the bond market fell apart. The lenders we were working out the details with, during that meeting, pulled off the offer. Well, today, we are on the cusp of seeing the Southern Virginia Megasite at Berry Hill transformed into the regional game changer we have all envisioned. We have had so many other successes along the way, not the least of which were announced this past year: Gerfertec, Morgan Olsen, Dominion Energy, and Aerofarms, have committed investment just in those three of \$401.7M and a promise of well over 800 employees. Although I'm not a golfer, I can tell you that I see many things on the horizon that are like a golf ball sitting on a tee. My biggest regret is that I may not be around to take part in the putt. Having said all that, it is possible, it is possible, that tonight may not

be my final farewell. With the help of five council members, I could possibly be right back in one of those positions in these seats next month. City Council could if they choose to on July 2nd, choose me or appoint me to serve as Councilman Tomer's interim replacement until an election can take place which would be in November. This would be consistent with the wishes of the voters in the May election that was held one week before Mr. Tomer's resignation letter was submitted. It would be consistent with what is in the City Charter and the City Code and it would be in compliance with the State code. If City Council were to choose to follow that route, it would ensure a seamless transition for the next five months and put the final decision of who will fill Mr. Tomer's final two years of his unexpired term in the hands of the citizens. I respectfully request that my fellow Council Members to make that appointment as soon after July 2nd as possible. So while I may be saying goodbye tonight, I hope next month to be here in one of these seats and say hello. Again, I really appreciate the opportunity to serve on City council, to serve the citizens of Danville and to work with City staff and other staff members of the several organizations on which I serve. I close with sincere thanks.

Council Member Tomer noted he wanted to thank everyone again; it was unfortunate that he will be unable to fulfill his term. Council has a decision to make on how that appointment process will work; he leaves that decision up to Council as it was their decision. He hopes when coming to that decision Council understand the items that were important to him. Whoever they appoint, make sure they appoint someone that shares his vision of fiscal responsibility and being a voice for all citizens, of caring about the future of Danville. Mr. Tomer thanked his family for all the support they gave him over the ten years he has been on Council, he could not have done it without his wife. Mr. Tomer thanked his father, he wouldn't be there and be the person he was without him. He was a very important person in his life and he pushed him in every campaign. Mr. Tomer thanked Council, best wishes in the future, keep doing the good things they have done, and listening to the people. Danville was in good hands.

Vice Mayor Vogler noted Mr. Tomer and Mr. Shanks have meant so much to this Council and the City, both were passionate about the things they believed in, always did their homework and he enjoyed working with them. Mr. Vogler reflected on the past two years, what a great time it was for the City. The things that were accomplished during the past two years included implementing paid family leave for City employees, the anti-tethering law which has been used as model for other localities across Virginia, the opening of a health clinic for City employees, reducing regulations on Airbnbs, made transportation services free on election day, expanded the usable space homebased businesses have, passed tax cuts on data centers, creation of the land bank, and some of the new businesses locating in Danville. Mr. Vogler noted he cannot say enough how much he respects each member of Council; this City has improved so much over the past decade, he was proud to serve on this Council.

Council Member Whittle noted Mr. Tomer was prepared when he joined Council and worked hard. When they disagreed on a vote he would ask Mr. Tomer why, he always had a good reason and Mr. Whittle respected that. He appreciated all the work Mr. Tomer has done, he has a wonderful family and Mr. Whittle will see him soon. Council Member Shanks had encouraged Mr. Whittle to run for Council. The process as he understood it, as Mr. Tomer resigned his position, Council has forty-five days or a judge will appoint if Council did not; the good thing was no one has told him that there was anybody in line for this appointment. Just to be clear, when they go into a meeting, and there were people there, he wants to give them a look, but Mr. Shanks was a qualified person for this appointment and he appreciates everything he has done. Mr. Whittle noted the Field of Honor was on Memorial Drive with 600 flags; the slogan this year was "Flying Freedom in the Face of Adversity." Citizens can get a flag from the Rotary, they were \$40.

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Council Member Buckner noted his agreement with everything that has been said, and thanked Mr. Tomer and Mr. Shanks for their many years of service. Mr. Buckner stated he looked forward to the future to see what it holds.

Mayor Jones noted Council received a letter from the School Board Chair, about the Superintendent resignation; the letter was about the great job the City Attorney and his Deputy City Attorney did during that process. Mayor Jones noted there were some tough decisions to make going forward, but there were new school board members and the Education Compact Committee which Mr. Saunders and Mr. Miller serve on, along with the Virginia Department of Education. Mr. Tomer and he had the pleasure of meeting Reverend Samuel Griffin; he had a radio show on WILA and he and Mr. Tomer were invited to that radio show when running for City Council. Reverend Griffin gave them a name, Ebony and Ivory; from those years, they worked together and it has been great over the years. Mayor Jones noted he watched Council Member Saunders when he was Mayor and how he handled things, then Mayor Gilstrap. One thing he refused to do that he watched Mayor Gilstrap do, was argue with Mr. Shanks when Mr. Shanks knew what he was talking about; Mr. Shanks studied his subjects. What makes this Council as strong as they were was the staff; the staff knows what each one was like, what they will be asking for. The City Manager and Deputy City Manager know the personalities, talents and gifts of each Council Member. Each Council Member brings something different to the table. Mayor Jones noted he appreciated the service of both Mr. Tomer and Mr. Shanks, and thanked Council and staff for all they do.

The meeting adjourned at: 8:16 p.m.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

June 9, 2020s

A Special Work Session of the Danville City Council, Pittsylvania County Board of Supervisors and the Danville Regional Foundation, convened on June 9, 2020 at 5:30 p.m. in the Institute for Advanced Learning and Research, 150 Slayton Avenue, The Atrium, Danville, Virginia. Council Members present were: James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Dr. Gary P. Miller, Sherman M. Saunders, Fred O. Shanks, III, Vice Mayor J. Lee Vogler, Jr., and Madison J.R. Whittle (8). Adam J. Tomer was absent. (1).

Staff Members present were: City Manager Ken Larking, Jr., City Attorney W. Clarke Whitfield Jr., and City Clerk Susan M. DeMasi.

Pittsylvania County Board Members attending were Joe B. Davis, Tim Dudley, Ben Farmer, Vic Ingram, Ronald Searce, Chairman Robert Warren and Dr. Miller.

Also attending was Brian Bradner of Dewberry and members of the Danville Regional Foundation.

Pittsylvania County Administrator David Smitherman, Ken Larking, Mayor Alonzo Jones and Chairman Robert Warren, gave brief introductions, acknowledging those who had worked on Strategic Plan over the past year.

REGIONAL ECONOMIC DEVELOPMENT STRATEGIC PLAN

Mr. Bradner of Dewberry thanked the City, County and DRF for entrusting this effort to the team, as well as the steering committee. Mr. Bradner noted this was a really high, strategic plan; in terms of the recommendations they sought to look at them at a very long perspective. There was an extreme amount of collaboration, and it continues to serve as a model for other endeavors around economic development. Mr. Bradner introduced Ted Abernathy; Mr. Abernathy reviewed the recommendations of the Plan.

A copy of the Executive Summary of the Strategic Plan is attached to these minutes; the entire *Regional Strategic Plan* has been retained on Laser fiche, in the City Clerk's folder, *Presentations to Council*.

MEETING ADJOURNED AT 8:06 P.M.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

REGIONAL ECONOMIC DEVELOPMENT STRATEGIC PLAN

Pittsylvania County | City of Danville | Danville Regional
Foundation

NOVEMBER, 2019



SUBMITTED BY

Dewberry Engineers Inc.
551 Piney Forest Road
Danville, VA 24540



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Executive Summary

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Executive Summary

Pittsylvania County and the City of Danville (Region) form a Micropolitan Statistical Area (MSA) of approximately 102,000 people. Both jurisdictions have well-established economic development programs and seek to define future business and economic development strategies using this Regional Strategic Economic Development Plan. A stakeholder group was jointly selected by the sponsors of this plan (Pittsylvania County, City of Danville and Danville Regional Foundation) to assist in providing feedback to the consultant team. This group included representation from regional economic development organizations and County and City elected leaders and staff.

The goals of this strategic plan are to:

1. Provide the data and information necessary for stakeholders to agree on a common, current reality for the area.
2. Evaluate the current competitiveness of the Pittsylvania-Danville micropolitan region across 10 important categories: community strengths and weaknesses; economic development organizational structure; industry clusters; labor supply; supply chains; the agriculture and forestry sector; the entrepreneurial ecosystem; commercial real estate products; housing market; and the effectiveness of partners throughout the region in carrying out all critical economic development functions.
3. Make recommendations that will fine-tune current economic development efforts to increase the area's competitiveness over the next three to 10 years. These shorter-term actions will lay the foundation for greater economic success over a 10 to 20-year horizon. Recommended actions are based on the factors of a) ability to control; b) impact; c) available resources; and d) time.

Given the complex array of organizations and individuals involved in the Pittsylvania-Danville economic development system, it is important to have a strategy for aligning goals and activities among all partners.

Plan Section Summaries:

Community Strengths and Weaknesses Analysis:

Strengths and weaknesses of the Region were identified based on feedback from stakeholders, market research and national site selectors.

Strengths (Competitive Advantages):

- Business friendly
- Right-To-Work community
- Regional leadership is accessible and attainable
- Affordability (costs below the national average)
- Proximity to metropolitan areas
- Good quality of life
- Workforce solutions/workforce training
- Limited competition for talent

- River District
- Diversity
- City/County collaboration
- Access to external funding
- Available sites with infrastructure

Weaknesses (Competitive Disadvantages)

- Population decline
- Intra-regional competition/lack of broad regional collaboration
- Weak self-image/ Resistance to change
- City crime
- City school system
- Talent availability/Workforce density
- Regional healthcare
- Negative publicity
- Lack of Interstate highway
- Generational poverty
- Aged housing stock
- Lack of new, high quality building inventory
- State level incentives

Analysis of Economic Development Organizations – Structure and Funding:

Similar economic development organizations across Virginia and the United States are structured and funded in a variety of ways such as:

- Government-operated (city or county department);
- Established within a Chamber of Commerce business organization – in some areas the economic development function is given a distinct brand;
- Separate private organization, usually incorporated as a non-profit entity.

Organizations' scope of activities start with business recruitment, retention, and expansion. Increasingly common additional activities include development of small business and entrepreneurship; workforce development; research and analysis; and tourism. There are several models of close regional collaboration, either through creation of a virtual entity (unified brand) or an actual regional development group.

Industry Cluster Analysis:

Clusters of industries that export goods or services outside of the Region were analyzed to determine the strongest and most promising clusters – those that have an above-average employment concentration within the region and are growing employment. The

- Leading Existing Clusters: plastics; upstream chemical products; food processing; vulcanized and fired materials; wood products.
- Promising Emerging Clusters: automotive; distribution and e-commerce; business services; agricultural inputs and services.

Labor Supply Analysis:

While the Region's population is declining, the rate of decline is slowing but the economy has not improved enough to stop population loss. Demographic challenges of the MSA's population include a lower-than-average share of millennials; more older workers that will retire soon; and fewer college graduates in the adult population. Being able to draw from a wider area does increase the potential for businesses to obtain a quality workforce.

As a micropolitan area, the Region has a smaller labor pool (45,500), but including the labor supply in the counties within a 60-minute drive time expands the labor pool dramatically to 540,000. The Region has many positives when it comes to access to labor. Over 15,000 employees live in the Region but commute away demonstrating an attractive opportunity for hiring. While overall population may be declining, net migration to the area is positive. Graduates are produced from two and four-year institutions with a blend of liberal arts and skilled trade education. Several production technology education programs exist in the Region and have high levels of annual graduates. A manufacturer can find its production workers as well as its management team from local education institutions. Regionally there's an opportunity to increase STEM programs and trade skills.

Supply Chain Analysis:

Tire manufacturing was the Region's top exporter in 2018 and is the Region's top employing traded industry. Tire manufacturing is crucial for the success of the Region's current economy. The Region's top importer in 2018 was petrochemicals. Petrochemicals are a crucial building block of many products, particularly the plastics cluster that is present in the Region. Targeting plastics manufacturers who supply top local companies could keep money in the region and continue to build upon the current growth in the plastics cluster in Pittsylvania and Danville.

The next largest sourcing need is corporate offices. Recruiting more corporate jobs to the Region from one of its top employers will keep more investment in the area.

Seventy three percent of all traded industries' spending for warehousing and storage (e-commerce and distribution cluster) was performed outside the Region. This cluster has been emerging in recent years with strong employment growth and should be focused on.

Overall, building greater connections between larger local firms and local suppliers will benefit the Region's economy.

Agriculture and Forestry Sector Analysis:

Pittsylvania County ranks within the top 10 in Virginia for total farm sales receipts. It is in the top five (5) for flue-cured tobacco, total cropland, other hay, beef cows, and milk cows. The overall economic impact of forestry in Pittsylvania is the 6th-highest in Virginia. Suggestions for strengthening agriculture and forestry in the region include: 1) increased value-added production and attraction of food processing firms; 2) more storage capacity; and 3) increased forest landowner education.

Entrepreneurial Ecosystem Analysis:

The landscape for new business formation in the United States has been challenging over the past 20 years. Locally, the Region offers an impressive list of organizations providing services to entrepreneurs and small businesses. However, the dissemination of information could be improved, particularly regarding access to financial capital and quality employees. Stakeholder ideas for achieving this include:

- The need for an experienced, full-time entrepreneurship coordinator
- A written work plan agreed to by the various service providers
- Completion of a public information website on entrepreneurship and small business assistance.

Commercial Real Estate Product Analysis:

There are strong land options in the area, including land suitable to serve the identified targeted industry clusters. The SoVA Megasite at Berry Hill and Cane Creek Centre are the region's most resourceful sites, due to their size and utility capacities. Food Processing, Business Services and Agricultural Inputs and Services are the most versatile industries and can be served by the most available sites existing in the Region. Sites capable of serving only a few targeted clusters should be marketed and strategically reserved for such clusters, unless additional capital investment is planned to meet minimum resource needs of other targeted clusters.

Existing buildings are plentiful in Danville, but almost all are older and require renovation and upgrades to suit current business needs. Development of new shell buildings would increase the Region's competitiveness. Shell buildings should be planned to accommodate identified industry clusters and designed to be flexible.

Housing Market Analysis:

The greatest strength of the area's housing market is strong affordability across all income levels. Weaknesses in the housing market include no net growth in the housing stock, and particularly little new construction and few housing offerings at the upper end of the market. This can make it more difficult to attract business executives and young professional families to the area. Most households in the Region can find affordable housing, but there is less choice at the upper end of the housing spectrum to attract more affluent families. Most of Danville's housing stock was constructed between 1950 and 1979 while most of the County's housing stock was constructed between 1970 and 1999. Housing amenities sought by today's younger consumers are typically not present in housing stock built prior to 2000.

Analysis of Critical Functions in the Economic Development System:

There is no single successful model for the structure of economic development organizations or how they are funded. They can be established as public government departments, arms of Chambers of Commerce, and other private or non-profit organizations. Funding can be purely public, purely private, or increasingly a mix of the two. The Danville-Pittsylvania County area is one in which many groups are involved in providing critical economic development services.

Looking at the array of economic development-related functions in the Region, the following strengths and weaknesses are noted:

Strengths

- An impressive list of collaborating organizations, especially for a region of this size
- Very good working relationships
- Notable workforce training programs
- Good land product development, especially the SoVA Megasite at Berry Hill.

Weaknesses

- Lack of stability in the tourism program
- A weak regional identity in marketing, or one that doesn't match current reality
- Lack of a joint strategy agreed to by collaborating organizations.

In general, the Danville-Pittsylvania area is doing a good job of covering the most important economic development functions, operating under a model that utilizes a dispersed set of organizations. However, this loose alliance carries a greater risk that inefficiencies or service gaps might occur. It requires a more concerted effort to agree on roles and responsibilities, more frequent communication and collaboration. Improved communication will result in increased efficiency and better provision of client services.

Incentive Program Best Practices:

We reviewed national best practices for business incentive programs, with an eye toward those that could be recommended for adoption by Pittsylvania County, the City of Danville, and the joint Danville-Pittsylvania Regional Industry Facility Authority (RIFA). A good program will be built around the guiding principles of: ***Make a Plan → Measure the Impact → Inform Policy Choices.***

To improve the transparency of incentive deliberations and decision-making, the jurisdictions should develop written incentives policies, including a shared policy for use with RIFA projects. Use of an incentive project scoresheet or matrix will provide a standard way to measure project impacts and their fit with community priorities, and provide for easier comparison between various projects.

Recommendations:

The plan's recommendations are divided into two sections – those that can be implemented with the current level of resources, and those that require additional resources. In addition to those suggested in the analysis sections above, recommendations cover the topics below.

Strategies Assuming the Current Level of Resources:

- For the entire range of existing economic development activities in Pittsylvania-Danville, **improve the regional partners' structure for working together by creating a formal alliance.** This should include all of the responsible parties listed in Section 10, carrying out programming from business recruitment to workforce development to tourism. This **alliance** could jointly develop a staff-level work plan or more formal document outlining the **scope of work, division of duties, basic strategies, and measurable goals** that can be agreed upon by all organizations involved. A joint council comprised of staff members could be formed to develop the work plan and meet perhaps twice a year to review progress.
- Strive to achieve even closer **collaboration** between **economic development and workforce development** service providers, with the goal of providing seamless client service for a business need that is likely to remain of greatest importance for years to come. Economic and workforce development staff should jointly develop and distribute a biannual, area-wide labor force and employment data update targeted to the business community.

- In workforce development, use current resources to **target existing residents** who commute outside of Pittsylvania-Danville. Improve existing residents' awareness of job opportunities within the local area.
- Focus business attraction efforts on the list of **targeted existing and emerging industry** clusters found in section 3. Stakeholders suggest prioritizing those sectors that are most resilient to economic fluctuations.
- Improve the transparency of business incentive deliberations and decision-making in Danville and Pittsylvania by developing **written incentives policies**, including a **shared policy** agreed on by both jurisdictions for use with Regional Industry Facility Authority (RIFA) projects. Use of an **incentive project scoresheet or matrix** will provide a standard way to measure project impacts and their fit with community priorities, and provide for easier comparison between various projects. A scoresheet is intended to assist elected officials with evaluating incentive requests, but should in no way bind them to a particular decision or course of action.
- Use **supply chain data** to connect local firms, and to target new supplier firms. Develop a phone call outreach program to top area employers and implement a targeted visitation program. Stakeholders suggest exploring the defense sector supply chain to take advantage of a resilient sector that is already strong across Virginia.
- To boost the agriculture and food processing sectors, explore development of **shared cold and frozen storage facilities**. Pursue grant funds for this purpose.
- Improve **education opportunities for forest landowners** (on topics such as forest land stewardship and management) by providing an information packet and offering of Generation NEXT workshops to any landowner newly applying for land use taxation status.
- Convene a **summit** to chart a new course and pursue consensus on a higher level of commitment for **tourism development**. An updated tourism plan should focus on bringing in more outside dollars to the area. Moving tourism activities to Danville's Office of Economic Development and integrating them into the department's other programs appears to be the most logical fit.
- Continue to focus on improvement of **broadband internet access and cell phone coverage** throughout the entire area. Pursue state and federal funding to expand these systems and control costs for end users.
- Roll out and publicize a public **website** providing a road map of services available to current and potential **entrepreneurs**. Include a portal to this website on every partner's web home page.
- Consider **housing** incentives and other policy changes to promote new construction, including higher-range single-family homes and attached housing products. Target outreach

to developers of mixed-use, planned communities.

- In addition to housing, collaborate with regional organizations to elevate community discussions and actions to improve these important **quality of life issues**:
 - Public school education
 - Early childhood development
 - Healthcare
 - Poverty
 - Childcare
- **Development sites** capable of serving only a few targeted clusters should be marketed and **strategically reserved for such clusters**, unless additional capital investment is planned to meet minimum resource needs of other targeted clusters.
- Recruitment efforts for the **SoVA Megasite** at Berry Hill should be focused on industries with significant acreage and utility needs.
- The Megasite area within Berry Hill should be reserved for **transformative projects** with large investment and employment.
- Conduct additional planning to determine the full build-out and expansion potential of the **Cyber Park** as it has emerged as the site of choice for industries that desire close proximity to the Region's workforce training cluster.
- To aid in **marketing sites and buildings**, ensure product information and "messaging" is current and consistent across all platforms and with all vested parties (i.e. VEDP, SVRA, utility providers, etc.).
- To **expedite stormwater permitting for development**, Pittsylvania County should establish a local Virginia Stormwater Management Program (VSMP) or enter an agreement with the City of Danville which has an approved VSMP.

Strategies Assuming Some Increase in Resources:

- For the economic development alliance work plan described above, creation of a **shared dashboard** for internal use by all economic development partners would increase the ability to measure progress toward agreed-upon goals.
- To improve reporting on the status of the workforce to the business community, elected officials and the general public, collaboration between economic and workforce development offices could include **joint funding and publication of an annual employer survey and labor shed analysis**, and hosting of a **public/private workforce summit** every two years.
- To target residents commuting outside of Pittsylvania-Danville, use new resources for **social media, online, and billboard campaigns** promoting local, available jobs.

- Increase **joint marketing of the region** with one, unified message. The message should be a positive narrative of a region already transforming its economy and its future, targeted to economic development influencers and business clients outside the region.
- Pursue a **dedicated funding stream for tourism development** programming. Danville levies lodging and meals taxes but uses these revenues for numerous purposes unrelated to tourism. Dedicating a portion of this revenue annually to professional tourism development efforts would be an important positive step.
- Fund and hire an **experienced, full-time point person** to coordinate a shared strategy for improving the **entrepreneurial ecosystem**.
- Establish a new, **annual economic information event** co-sponsored by the City of Danville and Pittsylvania County to bring together elected and appointed leaders from both jurisdictions. Focus on evaluation of economic progress metrics for the entire area.
- Improve **electrical infrastructure at the Cyber Park** to increase capacity for continued growth.
- Invest in selected building and site improvements at the **Schoolfield** and **Southern Virginia Multimodal Park (SVMP)** sites to **improve attractiveness**.
- Coordinate with Norfolk-Southern to **improve rail infrastructure** serving **SVMP** and the **SoVA Megasite** at Berry Hill.

Surpassing all of the area-specific recommendations above, perhaps the greatest challenge is achieving communication and cooperation when numerous economic development partners are participating in the same ecosystem. There are many approaches to aligning the efforts of multiple players, but one helpful framework is the Collective Impact Model, originally developed at Stanford University. Collective Impact occurs when a group of actors from different sectors commits to a common agenda in order to solve a specific problem. This structure for collaboration requires buy-in on five principles:

1. A common agenda;
2. Shared measurement systems;
3. Mutually reinforcing activities;
4. Continuous communication;
5. One or more backbone support organization(s).

Regardless of the specific model that is used, Pittsylvania-Danville's varied economic development activities can benefit from clear and mutually agreed-upon goals, defined roles and duties for each group, metrics to evaluate program success, and open channels of communication.

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June 16, 2020

A Regular Work Session of the Danville City Council convened on June 16, 2020 at 8:32 p.m. in the Council Chambers located on the Fourth Floor of the Municipal Building. Council Members present were: James B. Buckner, L.G. "Larry" Campbell Jr., Mayor Alonzo L. Jones, Dr. Gary P. Miller, Sherman M. Saunders, Fred O. Shanks, III, Vice Mayor J. Lee Vogler, Jr., and Madison J.R. Whittle (8). Adam J. Tomer, was absent. (1).

Staff Members present were: Deputy City Manager Earl B. Reynolds, Jr., City Attorney W. Clarke Whitfield Jr., and City Clerk Susan M. DeMasi. City Manager Ken Larking was absent.

Mayor Jones presided.

MINUTES

Upon **Motion** by Council Member Campbell and **second** by Council Member Saunders, Minutes of the Regular Work Session held on May 7, 2020 were approved as presented. Draft copies were distributed to Council Members prior to the Meeting.

WORK SESSION ITEMS

REVIEW OF GENERAL FUND FINANCIAL REPORT AS OF MAY 31, 2020

Assistant Director of Finance Jenny Holley was present to answer questions from Council. Council Member Shanks asked if there were any concerns regarding the budget and Ms. Holley noted considering the global pandemic, the City was coming out of it very well. Mr. Campbell asked compared to last year at this time, how were revenues doing and Ms. Holley noted in total property taxes, the City was at 97.89% of the budget and more could come in. Local taxes were about \$1.3M short of the total budget; a lot of those are self-reported and there was time for the merchants to make that up. Mr. Shanks questioned if there were concerns with the sales tax revenue and Ms. Holley stated the sales tax for April came in yesterday and put the City at 95% of budget. Ms. Holley noted the City would be off about \$400,000 in sales tax but April was probably the slowest month for retail sales. Mr. Saunders questioned the CARES Act fund, noted there was money coming available because of the pandemic and Danville was receiving funds, was the City having any problems finding uses for the CARES Act funds. Ms. Holley noted there was a committee established to evaluate the different uses of that money, internal to the City and for other organizations; she did not know the status of that but feels certain the City will be able to find uses for those funds.

CONSIDERATION OF AUTHORIZING THE CITY MANAGER TO AMEND THE 2016 PSEG AGREEMENT

Director of Utilities Jason Grey explained the City entered into a capacity contract that went into effect last year, it was a ten year contract and there have been changes on the grid. It needs to be updated because of the financial terms in the contract that the City has already accepted. Mr. Shanks asked the net effect on the cost of power and Mr. Grey noted there was no difference.

CONSIDERATION OF VACATING A RIGHT OF WAY ON WESTMINSTER COURT

City Engineer Brian Dunevant explained the City has received a request from the owners of 180 Westminster Court to vacate the alley next to their property. They were trying to sell the property, the house encroaches into the alleyway and they can't get a clear title without the vacation. In response to Mr. Whittle, Mr. Dunevant noted the City usually splits the vacation down the middle;

June 16, 2020

the property on the left was school board property which was in the process of being deeded to the City and there was a small portion that abuts to the neighbor of 180. Mr. Dunevant spoke to her about what she was eligible to receive and she did not want it.

Council agreed to put this on an upcoming agenda.

COMMUNICATIONS

Mr. Saunders requested the City Manager to work with the interim School Superintendent, and hoped the City Council had some input on the kind of person needed for the City. Mr. Saunders noted he formerly requested that the School Board give the Council some idea of their plans for replacement positions. Mayor Jones asked the City Attorney to share that with the School Board and Mr. Whitfield reiterated what Council wanted to know was what were the School Board's plans with the interim, the process of hiring and who they hire. Mr. Whitfield explained they have one hundred and eighty days from July 1st to hire, if they haven't hired anyone within 120 days, then they have to report that to the State Board of Education. With the new compact, with anyone they do hire, their final candidates will also have to be vetted by the State Department of Education or the State Superintendent of Education.

Mr. Whittle noted the Police Chief and the whole force was doing a great job; both the protests were peaceful.

Mr. Buckner noted these have been tough times, he has missed being in the room with Council Members and it was good to be back together.

CLOSED MEETING

At 8:43 p.m., Vice Mayor Vogler **moved** that this meeting of the City Council of the City of Danville, Virginia be recessed and that Council immediately reconvene in a Closed Meeting for the following purposes: discussion and consideration or interview of prospective candidates for employment, assignment, appointment, promotion, performance, salaries, disciplining of specific public employees or appointees as permitted by Subsection (A)(1) of Section 2.2-3711 of the Code of Virginia, 1950, as amended and more specifically to consider the performance evaluations of the City Clerk and City Attorney.

The Motion was **seconded** by Council Member Whittle and carried by the following vote:

VOTE: 8-0-1
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Vogler, and Whittle (8)
NAY: None
ABSENT: Tomer (1)

Upon unanimous vote at 9:31 p.m., Council reconvened in open session and Vice Mayor Vogler **moved** for adoption of the following Resolution:

CERTIFICATE OF CLOSED MEETING

WHEREAS, the Council convened in Closed Meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Freedom of Information Act; and

June 16, 2020

WHEREAS, Section 2.1-344.1 of the Code of Virginia, 1950, as amended, requires a Certification by the Council that such Closed Meeting was conducted in conformity with Virginia Law;

NOW, THEREFORE, BE IT RESOLVED that the Council hereby certifies that, to the best of each Member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements of Virginia Law under Section 2.2-3711 were heard, discussed or considered, and (ii) only such public business matters as were identified in the Motion by which the Closed Meeting was convened were heard, discussed or considered by the Committee.

The Motion was **seconded** by Council Member Miller and carried by the following vote:

VOTE: 8-0-1
AYE: Buckner, Campbell, Jones, Miller, Saunders,
Shanks, Vogler, and Whittle (8)
NAY: None
ABSENT: Tomer (1)

ADJOURNED: 9:33 P.M.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter

City of Danville, Virginia



CL-2364

A.

City Council Regular Meeting

Meeting Date: 07/21/2020

Subject: Consideration of Mayor's Appointments to Boards and Commissions

From: Susan M. DeMasi, City Clerk

COUNCIL ACTION

Business Meeting: 07/21/2020

SUMMARY

Consideration of Mayor's Appointments to the following Boards and Commissions:

Council Letter Number CL - 2364.

1. Dan River Business Development Center
2. Danville Development Council
3. Danville Pittsylvania Regional Industrial Facility Authority
4. Staunton River Regional Industrial Facility Authority
5. Danville Utility Commission
6. Employee Retirement System
7. Metropolitan Planning Organization
8. West Piedmont Planning District Commission
9. Pittsylvania County Community Action Board
10. Transportation Advisory Board

Attachments

Resolutions

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING SAMUEL A. KUSHNER AS A MEMBER OF
THE DANVILLE DEVELOPMENT COUNCIL.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Samuel A. Kushner, be, and he is hereby, appointed as a member of the Danville Development Council, to serve as such for a term commencing July 1, 2020.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING MADISON J. WHITTLE AS A MEMBER OF
THE DAN RIVER BUSINESS DEVELOPMENT CENTER.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Madison J. Whittle, be, and he is hereby, appointed as a member of the Dan River Business Development Center, to serve as such for a Two Year Term commencing July 1, 2020 and ending June 30, 2022.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING J. LEE VOGLER, JR., AS A MEMBER OF THE
DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY TO FILL
AN UNEXPIRED TERM ENDING DECEMBER 31, 2021.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that J. Lee Vogler, Jr., be, and he is hereby, appointed as a member of the Danville Pittsylvania Regional Industrial Facility Authority, to fill the unexpired term of Fred O. Shanks, III, ending December 31, 2021.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

A RESOLUTION APPOINTING GARY P. MILLER, AS AN ALTERNATE MEMBER OF THE DANVILLE-PITTSYLVANIA REGIONAL INDUSTRIAL FACILITY AUTHORITY TO FILL AN UNEXPIRED TERM ENDING DECEMBER 31, 2021.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Gary P. Miller, be, and he is hereby, appointed as an alternate member of the Danville Pittsylvania Regional Industrial Facility Authority, to fill the unexpired term of J. Lee Vogler, Jr., ending December 31, 2021.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING J. LEE VOGLER, JR., AS A MEMBER OF THE
STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY AUTHORITY TO FILL AN
UNEXPIRED TERM ENDING DECEMBER 31, 2022.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that J. Lee Vogler, Jr., be, and he is hereby, appointed as a member of the Staunton River Regional Industrial Facility Authority, to fill the unexpired term of Fred O. Shanks, III, ending December 31, 2022.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING L.G. "LARRY" CAMPBELL, JR., AS AN
ALTERNATE MEMBER OF THE STAUNTON RIVER REGIONAL INDUSTRIAL FACILITY
AUTHORITY TO FILL AN UNEXPIRED TERM ENDING DECEMBER 31, 2022.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that L.G.
"Larry" Campbell, Jr., be, and he is hereby, appointed as an alternate member of the
Staunton River Regional Industrial Facility Authority, to fill the unexpired term of J. Lee
Vogler, Jr., ending December 31, 2022.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

A RESOLUTION APPOINTING GARY P. MILLER, AS A MEMBER OF THE DANVILLE UTILITY COMMISSION, TO FILL AN UNEXPIRED TERM ENDING JUNE 30, 2022.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Gary P. Miller, be, and he is hereby appointed as a member of the Danville Utility Commission to fill the unexpired term of Fred O. Shanks, III, ending June 30, 2022.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION REAPPOINTING SHERMAN M. SAUNDERS, AS A MEMBER
OF THE EMPLOYEE RETIREMENT SYSTEM BOARD OF TRUSTEES.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Sherman M. Saunders, be, and he is hereby, reappointed as a member of the Employee Retirement System Board of Trustees, to serve as such for a two year term commencing July 1, 2020 and ending June 30, 2022.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING BARRY MAYO, AS A MEMBER OF THE
PITTSYLVANIA COUNTY COMMUNITY ACTION BOARD.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that Barry Mayo, be, and he is hereby, appointed as a member of the Pittsylvania County Community Action Board of Trustees, as the Danville City Council Member, to serve as such for a Two-Year term commencing July 1, 2020 and ending June 30, 2022.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION REAPPOINTING J. LEE VOGLER, JR., AS A MEMBER OF
THE WEST PIEDMONT PLANNING DISTRICT COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that J. Lee Vogler, Jr., be, and he is hereby, reappointed as a member of the West Piedmont Planning District Commission, to serve as such for a Four Year Term commencing July 1, 2020 and ending June 30, 2024.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING JAMES B. BUCKNER AS A MEMBER OF THE
WEST PIEDMONT PLANNING DISTRICT COMMISSION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that James B. Buckner, be, and he is hereby, appointed as a member of the West Piedmont Planning District Commission, to serve as such for a Four Year Term commencing July 1, 2020 and ending June 30, 2024.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION REAPPOINTING J. LEE VOGLER, JR., AS A MEMBER OF
THE METROPOLITAN PLANNING ORGANIZATION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that J. Lee Vogler, Jr., be, and he is hereby, reappointed as a member of the Metropolitan Planning Organization, to serve as such for a Four Year Term commencing July 1, 2020 and ending June 30, 2024.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

**A RESOLUTION APPOINTING JAMES B. BUCKNER AS A MEMBER OF THE
METROPOLITAN PLANNING ORGANIZATION.**

BE IT RESOLVED by the Council of the City of Danville, Virginia, that James B. Buckner be, and he is hereby, appointed as a member of the Metropolitan Planning Organization, to serve as such for a Four Year Term commencing July 1, 2020 and ending June 30, 2024.

APPROVED:

MAYOR

ATTEST:

CLERK

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020 - ____ . ____

A RESOLUTION APPOINTING JAMES B. BUCKNER, AS A MEMBER OF THE TRANSPORTATION ADVISORY COMMITTEE.

BE IT RESOLVED by the Council of the City of Danville, Virginia, that James B. Buckner, be, and he is hereby, appointed as a member of the Transportation Advisory Committee, to serve as such for a Four Year Term commencing July 1, 2020 and ending June 30, 2024.

APPROVED:

MAYOR

ATTEST:

CLERK

Council Letter

City of Danville, Virginia



CL-2351

New Business A.

City Council Regular Meeting

Meeting Date: 07/21/2020

Subject: Fiscal Year 2020-21 Community Development Programs, One Year Action Plan and Five Year Consolidated Plan

From: Kenneth C. Gillie, Jr., Community Development Director

COUNCIL ACTION

Business Meeting: 07/21/2020

SUMMARY

The City of Danville is a participating jurisdiction under the U.S. Department of Housing and Urban Development (HUD). Under this designation, the City receives Community Development Block Grant (CDBG) and HOME Investments Partnership Program (HOME) funds annually. A prerequisite for the City to receive CDBG and HOME funds, is the development of a Five Year Consolidated Plan and One Year Annual Action Plan. Basic goals of the Plan are: 1) decent housing, 2) suitable living environment, and 3) expanded economic opportunities. All funded activities must address one or more national objectives: benefit low- to moderate-income persons, aid in the prevention or elimination of slums or blight, or meet an urgent community need for which no other funds are available.

BACKGROUND

A new, five-year 2020-2024 Consolidated Plan, which includes a one-year Action Plan, has been prepared specifying projects and activities that will be funded in the upcoming year(s). A large majority of the CDBG funds have historically been used for neighborhood revitalization efforts, and it is proposed to continue focusing on this effort in the 2020-21 Plan. In addition, there is a public service category which can be funded up to 15% of the annual allocation, that provides funding to assist non-profit organizations to carry out programs that benefit low- to moderate-income individuals and/or households. The total amount available in the category for the year is \$121,040. In the past, many of the same outside agencies have been funded under this category, however, this year the agencies were selected through a request for proposal process in accordance with HUD's guidelines. The City anticipates a total budget of \$1,197,477 for Fiscal Year 2020-21, comprised of \$880,085 CDBG funds, \$293,392 HOME funds, and \$49,000 estimated program income generated from loan repayments and the sale of houses currently under City's lease-to-purchase program. The proposed uses of funds for next fiscal year are described in the attachments, excluding those that will fall under the Public Services category. A Public Hearing on the Action Plan is advertised for City Council's July 21, 2020 meeting. The deadline for submittal to HUD is August 16, 2020. The public review period for the one year plan is 14-days, in accordance with HUD CPD Notice 16-18 and included review by the Housing & Development Advisory Committee. The City has prepared a five year Consolidated Plan (2020-2024) which requires a 30 day review period. The comment period will be June 22, 2020-July 21, 2020.

RECOMMENDATION

It is recommended that City Council adopt the attached Resolution approving the 2020-2024 Consolidated Plan and 2020-21 HUD one-year Action Plan.

Attachments

Resolution
Consolidated Plan
Budget

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020-____.____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) A ONE YEAR ACTION PLAN AND FIVE YEAR CONSOLIDATED PLAN.

WHEREAS, the United States Department of Housing and Urban Development will make available \$880,085 in Community Development Block Grant Entitlement funds and \$268,392 in HOME Entitlement funds in addition to an anticipated \$49,000 in program income for the Program Year July 1, 2020 to June 30, 2021 for eligible projects and activities in the Danville community; and

WHEREAS, the City is required to submit a Five Year Consolidated Plan spelling out activities that will be undertaken with the aforementioned funds during the Fiscal Years 2020-2024; and

WHEREAS, the City has fulfilled the United States Department of Housing and Urban Development's submission requirements.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia, that it hereby authorizes and directs the City Manager to submit to the United States Department of Housing and Urban Development a One Year Action Plan and Five Year Consolidated Plan.

APPROVED:

MAYOR

ATTEST:

CLERK

Approved as to
Form and Legal Sufficiency:

CITY ATTORNEY



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG, HOME, HOPWA, and ESG funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan

addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Danville as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2011-2015 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including the Danville/Martinsville Continuum of Care that was used to assist in prioritizing needs. Public housing information was provided by the Danville Redevelopment and Housing Authority.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.Improve the condition of housing for low-income homeowners.
- Increase the viability for potential homeownership and rental housing opportunities.Address community needs through regulatory controls that maintain housing conditions and remove slum and blight.
- Address community needs through community-based public service programs.
- Address community needs through improvements and expansion of Public Facilities and Public infrastructure.Increase the housing stock in the City by providing new homes through building new and through modular homes.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services. Specifics can be found in the Strategic Plan and Annual Action Plan.

3. Evaluation of past performance

Danville has a history of successful programs funded through the Community Development Block Grant and HOME Investment Partnership Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. These programs are ongoing. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

4. Summary of citizen participation process and consultation process

Based on the Community Participation Plan, outreach took the form of requests through newspapers for public input, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, nonprofit housing, and CHDO organizations, Danville Redevelopment and Housing Authority, Continuum of Care, public and social service agencies, colleges and advisory boards. Public meetings were not held due to the Coronavirus issues and the state and federal government crisis response.

If the crisis is over prior to May 28th and 29th, 2020, public meetings will be held at the City of Danville City Hall Building, 427 Patton Street, Danville, Virginia 24541 to receive input on priority needs for the 2020 – 2024 Consolidated Plan and Analysis of Impediments to Fair Housing. In addition, meetings will be scheduled at the Danville Public Library, 2nd floor. A final public hearing before the City Council will be held in June 2020, in City Council Chambers.

5. Summary of public comments

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were rejected.

7. Summary

This plan provides a framework through which Danville manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DANVILLE	Community Development Department
HOME Administrator	DANVILLE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The lead agency for the development of the Consolidated Plan is the Community Development Department of Danville. CDD has consulted with the City's Community Housing Development Organization (CHDO) and with the agencies involved in the local Continuum of Care to address homelessness.

Consolidated Plan Public Contact Information

City of Danville

Community Development Department

Housing & Development Division

P.O. Box 3300

Danville, Virginia 24543

Attn: Kenneth Gillie, Jr., CFM Community Development Director

(434) 799-5260 Ext. 2501

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Danville works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City has ongoing relationships with several housing providers working on housing development activities. The CHDO system provides a forum for assisting these agencies grow and meet their own targeted clientele. The City also works to utilize Section 8 vouchers from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff works actively with the Danville/Martinville Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participate in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Danville/Martinville Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Staff from Danville participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Danville.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
2	Agency/Group/Organization	BOYS & GIRLS CLUB OF DANVILLE/PROJECT DISCOVERY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
3	Agency/Group/Organization	West Piedmont Better Housing
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
4	Agency/Group/Organization	UNITED WAY
	Agency/Group/Organization Type	Regional organization Foundation

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
5	Agency/Group/Organization	Virginia Legal Aid Society
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
6	Agency/Group/Organization	COMMUNITY IMPROVEMENT COUNCIL/HEAD START
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.

7	Agency/Group/Organization	ENH Community Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
8	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.
9	Agency/Group/Organization	Danville / Martinsville CoC
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the Consolidated Plan community forums.

Identify any Agency Types not consulted and provide rationale for not consulting

No specific organizations were intentionally left out of the public participation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Danville/Martinville Continuum of Care	The Strategic Plan provides a set of priorities for addressing homelessness, with are supported by the Danville/Martinville Continuum of Care and its participating agencies.
PHA 5-Year Plan	Danville Redevelopment and Housing Authority	The Strategic Plan provides a set of priorities from which specific needs identified by the PHA could be addressed if funding is available.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Danville works closely with other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the City of Danville in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

Narrative (optional):

The development of the Consolidated Plan and the component Strategic Plan and Annual Action Plan require the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The City relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Based on the Community Participation Plan, outreach included announcements in the newspapers, and consultation with public and private agencies and organizations through email to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, nonprofit housing, and CHDO organizations, Danville Housing Authority, Continuum of Care, public and social service agencies as well as colleges and advisory boards.

to receive input on priority needs for the 2020 – 2024 Consolidated Plan and Analysis of Impediments to Fair Housing. Three additional public forums were held to receive comments on the 2019 Annual Plan Budget and 2020 – 2024 Consolidated Plan Priorities would normal be held in the Public Libraries and through meetings at City Hall. Due to the Covid-19 Pandemic, no public meetings were held, and the libraries and City Hall have been closed. A final public hearing before the City Council was held on June 18, 2019, 7:00 pm in City Council Chambers.

Supplemental interviews were conducted with and information and input received from various city departments, public and elected officials, Chamber of Commerce, Continuum of Care organization, community, professional and industry representatives to obtain information from those unable to attend the sessions through email and phone calls.

The Draft Plan of the 2020 – 2024 Consolidated Plan and Annual Plan for 2020 were announced in the newspapers on (date)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Three Consolidated Plan Forums and Stakeholder Focus Group meetings were held in May and June 2019. A wide variety of individuals and social service agencies were invited to participate in the events.	The focus group sessions identified a wide range of issues of concern to the attendees with regard to social and economic conditions, housing, public policy and awareness of fair housing, banking and mortgage lending issues, special needs housing, and public transportation.	All comments were accepted.	

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	All comments were received from attendees through the forums and focus group meetings and through the focus group meetings. These responses provided City staff with direction in the prioritization of service needs for the allocation of CDBG funding.	Discussions took place on how to reach citizens via internet and/or encouraging them to use the City's website to decrease local programmatic needs. City staff developed a list of priorities to be included in the Consolidated Plan.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Danville, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) doesn't provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through the Section 8 wait list and various census and state data sources.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following data provide an analysis of housing problems in Danville, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with over 40 percent of renter households and 60 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with almost 60 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Likewise, cost burden is the most common for owner households where 41 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 18 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Danville is substandard housing in rental housing, with just over four percent living in units with incomplete plumbing or kitchen facilities. When comparing substandard housing with cost burden, the needs observed are not nearly as pressing.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	43,055	42,450	-1%
Households	20,210	18,560	-8%
Median Income	\$29,482.00	\$32,315.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,225	2,955	3,375	1,980	7,020
Small Family Households	1,025	800	1,280	650	3,505
Large Family Households	115	70	265	85	380
Household contains at least one person 62-74 years of age	565	650	930	495	1,800
Household contains at least one person age 75 or older	360	855	675	425	655
Households with one or more children 6 years old or younger	584	345	515	180	549

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	10	4	0	104	4	60	4	0	68
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	45	0	60	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	85	75	30	200	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	1,445	340	45	45	1,875	365	330	150	30	875

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	370	755	390	40	1,555	90	375	415	125	1,005
Zero/negative Income (and none of the above problems)	265	0	0	0	265	110	0	0	0	110

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,560	430	175	75	2,240	370	385	165	30	950
Having none of four housing problems	735	1,165	1,440	710	4,050	185	975	1,595	1,165	3,920
Household has negative income, but none of the other housing problems	265	0	0	0	265	110	0	0	0	110

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	730	405	205	1,340	90	215	260	565
Large Related	85	65	14	164	4	0	10	14
Elderly	350	250	120	720	250	395	210	855
Other	730	450	115	1,295	115	90	80	285
Total need by income	1,895	1,170	454	3,519	459	700	560	1,719

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	615	105	15	735	90	135	55	280
Large Related	50	45	10	105	4	0	10	14
Elderly	245	105	30	380	180	150	65	395
Other	575	95	0	670	95	40	20	155
Total need by income	1,485	350	55	1,890	369	325	150	844

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	65	105	4	189	0	0	8	0	8

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	10	15	25	25	75	0	0	4	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	80	130	29	264	0	0	12	0	12

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,525	1,475	1,740	5,740	750	1,305	1,660	3,715

Table 12 – Crowding Information – 2/2

Data Source
Comments: Consolidated Plan/CHAS data - 2012-2016 period.

Describe the number and type of single person households in need of housing assistance.

According to the most recent surveys, there were 10,761 single person households in Danville (41.5% of all Danville households), over 40 percent of which were elderly (age 65+). Forty-four percent of single person households were homeowners, with 39.1 percent renters. Thirty-one percent of single person renter households lived in single-family housing units, compared to 89 percent of owner households. The median household income of single person households was \$20,569. The US average is approximately \$28,555. As shown in Table 4 above, severe cost burden was a major factor for the "Other" category, with 27 percent of the rental cases and 23 percent of the owner cases. Most of the "Other" category will be made up of single person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data from a prior survey show that 18.9 percent of the population of Danville reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reporting one percent with a disability. In the 5 to 17 year age group, 10.7 percent are reported to have disabilities. In the 18 to 64 year age group, 16.6 percent report disabilities, with 9.9 percent reporting ambulatory

difficulties, 3.3 percent with self-care difficulties, and 6.2 percent with independent living difficulties. The 65 year and older age group reported 40.1 percent with disabilities, including 25.7 percent with ambulatory difficulties, 11.2 percent with self-care difficulties, and 18.1 percent with independent living difficulties. The ACS data also show that over 6 percent of the population of Danville reports a disability and living in poverty. Domestic violence statistics were not readily available.

What are the most common housing problems?

By far, the most common housing problem in Danville is cost burden. According to the CHAS data in the tables above, over 70 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 50 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 65 percent of households in the 30-50% AMI income category had a 30% cost burden, with 26 percent having a 50% cost burden. The numbers fall off somewhat for the next highest income category where 45 percent of households in the 50-80% AMI category had a 30% cost burden, with only eight percent having a 50% cost burden. Looking at cost burden and severe cost burden by tenure, 62 percent of renter households and 62 percent of owner households earning less than 30% of the area median income (AMI) were paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with over 62 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses. Cost burden is the most common for owner households where over 20 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with over 20 percent paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with two percent of the lowest income category living in overcrowded conditions and three percent living without complete kitchen or plumbing facilities.

Are any populations/household types more affected than others by these problems?

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Small Related" households bear much of the brunt of severe cost burden among renters, with over 42 percent of the total number of renter households experiencing severe cost burden. For ownership households, "Elderly" households made up 48 percent of the total experiencing severe cost burden. Large related households comprised the smallest portion of those experiencing severe cost burden for all but one income category, presumably because they are the smallest of the household types.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The point-in-time count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children. The at-risk groups are those who do not earn enough money to put aside emergency funds to cover expenses when they are needed, due to various issues that can arise.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

Discussion

Demo

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Danville, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households, though the numbers are much lower than those of cost burden. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions are not widespread. As a proxy for housing condition, lack of complete kitchen or plumbing facilities does not tell the entire story. Many units with complete kitchen and plumbing facilities may not be habitable. The median age of Danville real estate is 53 years.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2011-2015 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,390	460	375
White	700	230	130
Black / African American	1,515	235	215
Asian	19	0	20
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	69	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,945	1,010	0
White	695	605	0
Black / African American	1,135	370	0
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,140	2,230	0
White	460	1,135	0
Black / African American	615	1,055	0
Asian	19	15	0
American Indian, Alaska Native	8	0	0
Pacific Islander	0	0	0
Hispanic	30	19	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	1,715	0
White	110	950	0
Black / African American	150	730	0
Asian	10	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The population of Danville was 47.8 percent White and 48.3 percent African-American, according to the 2010 U.S. Census. The next largest population group was Hispanic, at 1.7 percent. The remaining racial groups are relatively small, with about one percent for Asian and much less for all others. The data do show that African-Americans in the 30-50% and the 50-80% income ranges show disproportionately greater need. In the 0-30%, 30-50%, and 80-100% income categories, the Hispanic population show disproportionately greater need, though in very small numbers.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The 2011-2015 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	920	375
White	545	385	130
Black / African American	1,265	485	215
Asian	15	4	20
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	44	25	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	2,140	0
White	235	1,065	0
Black / African American	505	1,005	0
Asian	4	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	15	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	340	3,035	0
White	150	1,450	0
Black / African American	155	1,515	0
Asian	10	24	0
American Indian, Alaska Native	8	0	0
Pacific Islander	0	0	0
Hispanic	20	29	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	105	1,875	0
White	65	995	0
Black / African American	40	835	0
Asian	0	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Disproportionately greater need is seen in the 50-80% income category for the Asian population. In the 80-100% income category, the Hispanic population shows greater need. Again, the size of these populations is quite small.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The 2011-2015 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,465	2,850	2,855	400
White	7,140	1,075	875	150
Black / African American	4,950	1,590	1,785	220
Asian	65	45	55	20
American Indian, Alaska Native	4	15	8	0
Pacific Islander	0	0	0	0
Hispanic	220	100	59	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

The data show a disproportionate need for Hispanics, having over 16 percent more in the 30-50% housing cost burden group, though none are seen in the greater than 50% cost burden group. Together, these two groups account for just slightly more than the combination of groups for the jurisdiction as a whole. Again, the numbers are quite small in comparison to Whites and Hispanics.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

From the CHAS data presented in the previous sections, there is little identifiable disproportionately greater need indicated between racial/ethnic groups in Danville other than the lowest and the highest income groups for a relatively small Asian population. The total Asian population makes up less than one percent of the total population of Danville, however, and the impact of the disproportionately greater need is small. Between the two major racial/ethnic groups, White and African-American, which comprise more than 96 percent of the population of Danville, the CHAS data show more housing problems for very low- and low-income African-American households.

If they have needs not identified above, what are those needs?

None identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The market analysis show some census tracts in the central parts of Danville are home to a relatively high portion of the city's African-American population, with the total African-American population in those tracts ranging from 72 to 75 percent of the total population of those tracts, in a city where the total African-American population is 48 percent of the total population of the city. Likewise, there are tracts southern and western parts of the city that are home to relatively high portion of the city's Hispanic population, ranging from five to 15 percent of the total population of the tracts, compared to a total Hispanic population in the city of about three percent.

NA-35 Public Housing – 91.205(b)

Introduction

The Danville Redevelopment and Housing Authority operates 454 public housing units in five developments, 54 Low-income housing are tax credit units. They manage 879 vouchers, 27 in the Family Unification Program, 63 project-based, and 772 are tenant-based. Main Stream programs hold 41 residents. The average annual income of their public housing residents about \$7,612 and for voucher holders have an average income of \$10,582. The average length of stay for public housing residents is five years and voucher holders is six years. The residents include 55 elderly persons in public housing and 133 with vouchers and 77 families with persons with disabilities in public housing and 208 with disabilities holding vouchers. The largest racial/ethnic groups among residents are African-American, with 426 in public housing and 770 vouchers, and White, with 26 in public housing and 108 with vouchers. Hispanics account for three households in public housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	454	879	63	772	0	27	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	7,612	10,582	8,897	10,686	0	7,548
Average length of stay	0	0	5	6	0	6	0	0
Average Household size	0	0	2	2	1	2	0	3
# Homeless at admission	0	0	20	5	0	0	0	5
# of Elderly Program Participants (>62)	0	0	55	133	16	113	0	0
# of Disabled Families	0	0	77	208	23	176	0	5
# of Families requesting accessibility features	0	0	454	879	63	772	0	27
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	26	108	15	84	0	5	0
Black/African American	0	0	426	770	48	687	0	22	0
Asian	0	0	1	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	0	0	0	0	0	0
Not Hispanic	0	0	451	879	63	772	0	27	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As with families with disabilities in privately owned housing, residents need housing units that provide easy access to the unit and all rooms within the unit, are free of obstacles that would prevent access to bath and kitchen facilities, and are designed in a way that allows those with disabilities access to cooking and food preparation surfaces. All public housing development operated by the Danville Redevelopment and Housing Authority provide accessible units within the complexes and the authority is willing to make reasonable accommodations when requested.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the PHA Plan, a total of 543 families were on the Section 8 waiting list. The public housing wait list included 479 families. Considering immediate housing needs of public housing residents, over 60 percent were seeking one-bedroom units, 32 percent were looking for two-bedroom units, 7.5 percent needed three-bedroom units, and the remaining 0.4 percent were wanting four or more bedrooms.

How do these needs compare to the housing needs of the population at large

The housing needs of the public housing wait list closely reflect the distribution of units by number of bedrooms for the rental population at large in Danville. Units are fairly evenly divided between one- and two-bedroom units, with a much smaller portion being three-bedroom units or larger.

Discussion

The wait list was more than the total public housing units being operated by the PHA, while the Section 8 wait list was more than 61 percent of the number of vouchers managed by the PHA. As most of both wait lists were most likely families with extremely low incomes, the private housing market holds little hope of their finding suitable housing without assistance. This points to the need for additional housing options for potential residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following table provides an estimate of homeless individuals and families within several categories. These numbers are taken from the previous 2012 Point-in-time count. To date, Danville has not provided a separate count of homeless individuals or families in rural areas. Estimates for the number of homeless persons each year, becoming homeless each year, number exiting homeless each year, and duration of homelessness have not been developed, as yet.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	5	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	52	63	0	0	0	0
Chronically Homeless Individuals	21	7	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	6	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	12	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2019 Danville/Martinville CoC Point-in-time Count

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

To be discussed in consultation with homeless service providers.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	37	0
Black or African American	24	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source**Comments:** In addition, 2 were multi-racial, and 18 not sure/not answered.**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The Danville/Martinville CoC 2019 Point-in-time Count indicated a total of three households with children living in homelessness, with a total of seven persons in those three households. The data indicated a total of 11 homeless veterans, but the survey did not report on the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

No data are available to report the nature and extent of homelessness by racial and ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2012 Point-in-time Count showed a total of 54 unsheltered individuals, compared to 56 sheltered in emergency shelters and an additional 12 individuals in transitional housing. The vast majority, 115 of 122 individuals, were in households without children and only three household without children had more than one individual (couples). A total of 28 individuals were reported as being chronically homeless, with 21 of those being unsheltered. Thirty-nine were reported as being substance abusers, seven of whom were unsheltered. Forty-six were reported as being severely mentally ill, with 12 of those being unsheltered. Fifteen were reported as being victims of domestic violence, eight of whom were unsheltered.

Discussion:

While the data available on homelessness in Danville/Martinville is limited, it appears that a large portion of homeless individuals are unsheltered in 2012 (54 of 122 individuals). All but seven of those

individuals were in households without children. Twenty-eight were chronically homeless, 46 were suffering from severe mental illness, 39 were substance abusers, 11 were veterans, 12 were persons with HIV/AIDS, and 15 were victims of domestic violence. Data were not available for the race of the homeless population.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

Describe the characteristics of special needs populations in your community:

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Danville, would yield a total population of alcohol abuser at 4,350 persons, using 2018 est. U.S. Census population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2010, the population aged 62 years and over grew from 22.4 percent of the population to 23.0 percent. The 2018 est, U.S. Census put the population of Danville's population of 62 and over at 8,504. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provide their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,

- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Extensive medical care and treatment,
- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls. These needs were compiled through consultation with service providers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Virginia HIV Surveillance Quarterly Report, there were five newly diagnosed cases of HIV disease in Danville in 2013, along with 10 new cases in 2012, seven in 2011, and nine in 2010. As of September 30, 2014, there were 100 people in Danville living with HIV only and 86 living with AIDS. The data do not break the population down by family characteristics.

Discussion:

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations with the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Most children's physical activity occurs outside of school hours. There is a grave need for public recreation/community centers in the Danville area. One need that still needed to be completed from the previous 5 year plan is the Cunningham and Huges Neighborhood Center. It now is estimated to be opened in June 2021. There has been a CDBG allocation for DRHA to build a Community Center. This community center will improve physical activity, childrens' health, improve socioeconomic status and create a safe environment in which to be apart of. A number of youth organizations hae expressed the extreme need for children to get extended early childhood development, career and workforce readiness.

How were these needs determined?

In recent years the City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and discussions with ideas such as the Community Center DRHA has proposed to build were relevant in the group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process. Advisory Boards assist in ranking the importance of needs.

Describe the jurisdiction's need for Public Improvements:

Priorities for public improvements include street, sidewalk, curb, and gutter repair and improvements and improvements to culverts and drainage. ADA modifications were also identified as a public improvement need. Another need identified is a crosswalk on Market Street in front of the park located there. Right now, children have to cross a busy street to get to get to the park.

How were these needs determined?

In recent years the City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and discussions with ideas such working closer with the City Engineers to target areas where improvements can be implemented in group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Describe the jurisdiction's need for Public Services:

Public services needs in Danville focus on services for youth, seniors, and children, including daycare, afterschool care, meal programs, education and recreation opportunities.

How were these needs determined?

In recent years the City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online along with discussions at fair housing focus group sessions and Consolidated Plan forums. This was a useful tool that took community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. In Danville, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased somewhat, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of prior data received from the American Community Survey, the census, the Danville Redevelopment and Housing Authority, and homeless service providers to provide a picture of the local market.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Danville is weighted heavily toward single-family housing, with 70 percent of households residing in single-family detached structures, while 26 percent reside in structures with two or more units. Approximately 55 percent of households are home owners, with 75 percent of owner households living in housing units with three or more bedrooms. With over 5,300 multifamily units serving over 8,550 renter households, the data suggest that over 3,200 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (26%) and owner (70%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,710	70%
1-unit, attached structure	345	2%
2-4 units	1,830	8%
5-19 units	2,605	12%
20 or more units	1,240	6%
Mobile Home, boat, RV, van, etc	645	3%
Total	22,375	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4	0%	100	1%
1 bedroom	125	1%	1,965	23%
2 bedrooms	2,385	24%	3,980	47%
3 or more bedrooms	7,500	75%	2,505	29%
Total	10,014	100%	8,550	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Danville Housing and Redevelopment Authority manages an inventory of 454 public housing units and 879 vouchers, 63 of which are project based. Additionally, there are 236 subsidized units in housing developments with HUD insured loans. All units are targeted to low-income households, though the public housing units typically serve household with much lower incomes, currently below 30% of the area median income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The HUD multifamily housing database indicates that there are 236 subsidized housing units in Danville. Of that total, 120 units are in a community with a loan maturity date of 2018, with the remaining 116 units in a community with a loan maturity date of 2049. This suggests that there is little risk of loss of affordable housing units from the inventory in the near future.

Does the availability of housing units meet the needs of the population?

Seventy-two percent of all households in Danville reside in single-family homes. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, which could serve a large senior or elderly population, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

Describe the need for specific types of housing:

As shown in the Units by Tenure data, the vast majority of owner households reside in homes with three or more bedrooms (75%). By comparison, only 30 percent of renter households reside in units with three or more bedrooms. While many renter households contain single or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms. There is a potential need for more apartment developments with larger units, particularly three or more bedrooms.

Discussion

The largest sector of housing units in Danville are in single-family structures (72%). Of renter households, most (70%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of community activities, including meals, exercise, shopping, and entertainment. The housing stock also

needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 30 percent larger units (three or more bedrooms) compared to 72 percent for owner occupied units. There is a modest inventory of HUD insured rental units in Danville (236 units) with maturity dates in 2018 and 2049, suggesting little risk of loss of affordable housing units in the near future.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in Danville was \$88,800. By 2013, the median value had slightly decreased to \$88,600. Rental costs had similar, though somewhat higher, increases rising 12 percent from \$379 in 2000 to \$424 in 2013. In Danville, 67 percent of renter households paid less than \$500 per month in rent. Just under 10 percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	88,800	88,600	(0%)
Median Contract Rent	379	424	12%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,760	67.4%
\$500-999	2,520	29.5%
\$1,000-1,499	155	1.8%
\$1,500-1,999	35	0.4%
\$2,000 or more	75	0.9%
Total	8,545	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	930	No Data
50% HAMFI	3,115	1,385
80% HAMFI	6,075	3,475
100% HAMFI	No Data	4,715
Total	10,120	9,575

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	500	522	684	912	1,205
High HOME Rent	500	522	684	912	1,003
Low HOME Rent	490	522	630	726	811

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that 10 percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

How is affordability of housing likely to change considering changes to home values and/or rents?

With the cases of severe cost burden, requiring more than 50 percent of their income for housing already spent, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at historic lows, which make home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, however, rose at a faster pace, 35 percent between 2000 and 2011. Rents are less affordable than in 2000 and the demand for rental housing is most likely higher than in 2000 with former homeowners who lost their homes to foreclosure looking for rental housing instead of looking to buy.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

High HOME rents are relatively close to Fair Market Rents and all HOME rents, with the exception of efficiencies, are higher than the area median rents as shown for 2013. These data suggest that the development of new rental housing units may increase the area median rent, while possibly remaining within the fair market rents for the area.

Discussion

Competing factors in the housing market, rising prices and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents, on the other hand, increased by 35 percent since 2000, putting pressure on lower income households looking for rental opportunities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Danville, 78 percent of owner-occupied housing units and 54 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 21 percent of owner households and 43 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the latter more likely for renter housing than for owner housing. Eight-five percent of owner-occupied housing and 77 percent of renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggest that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Almost 835 units in Danville were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

Definitions

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition not suitable for rehabilitation would be units where the home is determined to be 60 percent deteriorated or the cost of the combination of needed repairs of all conditions exceeds the estimated after-rehabilitation value of the house.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,090	21%	3,685	43%
With two selected Conditions	80	1%	165	2%
With three selected Conditions	0	0%	35	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,840	78%	4,655	54%
Total	10,010	100%	8,540	99%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	410	4%	685	8%
1980-1999	1,050	10%	1,270	15%
1950-1979	6,020	60%	4,130	48%
Before 1950	2,535	25%	2,465	29%
Total	10,015	99%	8,550	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,555	85%	6,595	77%
Housing Units build before 1980 with children present	630	6%	205	2%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Eighty-five percent of the owner-occupied housing stock and 77 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Danville, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations it is likely that housing conditions generally throughout these areas are poor.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The data show that the number of housing units in Danville built prior to 1980, and potentially where lead-based paint hazards might be found, include 85 percent of all owner housing and 77 percent of rental housing. Six percent of owner housing units and two percent of rental housing units built prior to 1980 are occupied by families with children present, a total of almost 835 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found. As a result, it is reasonable to assume that most of the 835 units in Danville built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

Discussion

There is an extensive need for rehabilitation programs in Danville targeting the improvement of the City's oldest housing stock. These programs, which are currently ongoing through the City of Danville with the City's CDBG and HOME funding, provide owners of owner-occupied, single-family housing and multifamily rental housing with loans and/or grants to facilitate needed repairs which have not been effected by current or previous owners. These repairs include structural and cosmetic repairs both inside the unit and on the exterior and testing for and remediation of lead-based paint hazards in older housing units.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Danville Redevelopment and Housing Authority operates a total of 483 public housing units and 851 vouchers in their efforts to assist low-income residents of Danville. The agency operates five public housing developments. Inspection scores for the housing developments range from 68 to 94, with the majority falling within the upper 80s to lower 90s.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			483	851			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to the Danville Redevelopment and Housing Authority, the agency currently manages 483 public housing units, including 126 one-bedroom units, 211 two-bedroom units, 120 three-bedroom units, 20 four-bedroom units, and six five-bedroom units. These units are well maintained and are in very good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Cardinal Village	67.8
Cedar Terrace	71.9
Ingram Heights	88.6
Pleasant View	85.2
Seeland Crossing	94.2
Seeland Crossing Phase II	93.1

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The agency plans no major restoration or revitalization of public housing developments in the coming years. Units are provided standard repairs and maintenance as needed.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Danville Redevelopment and Housing Authority constantly works to keep public housing units in a state of good repair. Units are upgraded as needed to maintain marketability in the Danville housing market.

Discussion:

Public housing units in Danville are managed and maintained by the Danville Redevelopment and Housing Authority. Units are well maintained and provided upgrades when possible. There are plans for the next year to build a senior housing facility, that will provide 47 units for seniors and/or the disabled.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The data provided are from local shelters in Danville Va.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	41	0	0	0	0
Households with Only Adults	105	2	10	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2019 Data from local shelters

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless service providers in Danville provide a wide range of housing and services to their clients, including shelters and transitional housing facilities, substance abuse treatment, case management, job training, clothes closets to provide clothing suitable for job interviews, food, and transportation. All depend, to some extent, on mainstream services to supplement those offered in-house. These include transportation services, dental care, legal assistance, health and mental health care, job training, and childcare. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Danville is served by a wide range of organizations that address the needs of homeless individuals and families. Included are:

- House of Hope - emergency shelter, food, counseling, referral and assistance in finding permanent housing, and help finding jobs;
- God's Storehouse - food pantry;
- The Salvation Army - hotel vouchers for homeless persons, lunch program;
- Danville Regional Medical Center - takes in homeless persons in need of medical attention;
- Goodwill Industries of Danville - skills training, counseling, case management, job placement, and education services;
- Harmony House - psychosocial rehabilitation services;
-
- Haven of the Dan River - provides shelter, counseling, resources, and necessities to victims of rape or domestic violence.
- Independent Housing Assistance Program - provides a supportive semi-independent living environment and training to mentally handicapped participants;
- Pittsylvania County Community Action, Inc. - works toward the elimination of poverty, transportation, congregate meals, home delivered meals, senior services, and day care;
- Southern Virginia Mental Health Institute - psychiatric treatment; and
- Virginia Alliance for the Mentally Ill - support, education, and advocacy for persons with mental illness.

These facilities and programs address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services. Contained within this group of programs are emergency shelters, transitional housing, drug treatment programs, and services for persons with severe mental illness.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations in Danville include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The supportive housing needs of special needs populations in Danville vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously had been taken care of by parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs. There are plans for a 47 unit senior housing facility for both seniors and the disabled.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Many homeless shelters operate under a rapid re-housing structure for clients coming into the system and the Danville/Martinville Continuum of Care structure has recognized the need for discharge planning within the service provision structure in Danville regarding returning patients from mental and physical health institutions. At a minimum, institutions agree not to discharge individuals into homelessness. Individual mental and physical health institutions may have their own discharge planning protocols in place, but they are not coordinated with any citywide planning effort. The CoC supports efforts at a more formal discharge planning protocol.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City funds housing rehabilitation and emergency repair programs that work with the elderly, among other populations, in an attempt to maintain their home so they can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code, as well as addressing safety issues.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Danville does not directly fund programs that address the supportive service needs of non-homeless special needs populations. Public service funding is primarily dedicated to programs that addresses the needs of children and the provision of housing counseling services to low-income households. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are no known barriers to affordable housing resulting from public policies of the City of Danville.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Danville provide employment opportunities and some descriptive consideration of education and employment levels.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	46	11	0	0	0
Arts, Entertainment, Accommodations	1,792	2,997	13	14	1
Construction	507	371	4	2	-2
Education and Health Care Services	3,138	5,494	24	26	2
Finance, Insurance, and Real Estate	579	1,009	4	5	1
Information	164	172	1	1	0
Manufacturing	2,672	4,670	20	22	2
Other Services	476	691	4	3	-1
Professional, Scientific, Management Services	664	886	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	2,153	4,025	16	19	3
Transportation and Warehousing	426	384	3	2	-1
Wholesale Trade	731	625	5	3	-2
Total	13,348	21,335	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	19,100
Civilian Employed Population 16 years and over	16,680
Unemployment Rate	12.71
Unemployment Rate for Ages 16-24	47.45
Unemployment Rate for Ages 25-65	6.90

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,875
Farming, fisheries and forestry occupations	780
Service	2,440
Sales and office	3,925
Construction, extraction, maintenance and repair	815
Production, transportation and material moving	1,155

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,045	82%
30-59 Minutes	1,810	11%
60 or More Minutes	1,005	6%
Total	15,860	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,045	200	2,015

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,465	485	1,710
Some college or Associate's degree	5,385	635	1,830
Bachelor's degree or higher	3,585	135	500

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	60	115	90	785	1,435
9th to 12th grade, no diploma	490	435	365	1,475	1,535
High school graduate, GED, or alternative	1,310	1,200	1,100	3,360	2,545
Some college, no degree	1,720	1,490	1,155	2,710	1,290
Associate's degree	195	595	645	1,275	395
Bachelor's degree	240	985	590	1,130	600
Graduate or professional degree	4	275	365	875	395

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,208
High school graduate (includes equivalency)	21,783
Some college or Associate's degree	27,034
Bachelor's degree	37,408
Graduate or professional degree	56,310

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The most active business sector in Danville, in terms of the number of workers in the various industries, is Education and Health Care Services with 24 percent of all workers. That sector is followed by Retail

Trade and Manufacturing with 36 percent respectively. Arts, Entertainment, Accommodations has a 13 percent share of workers, followed by Wholesale Trade and Professional, Scientific, Management Services with five percent each and Finance, Insurance, and Real Estate with a four percent share.

Describe the workforce and infrastructure needs of the business community:

According to the 2019 WPPD Comprehensive Economic Development Strategy, the workforce and infrastructure needs of the business community include;

- Increase educational opportunities, especially with respect to technology that would include STEAM-H Initiatives;
- Strengthen connection between workforce skills and training programs;
- Improve regional transportation infrastructure; and
- Create modern communications infrastructure.

These efforts would include development of fiber-optic network, webcast of public meetings, construction of I-73, upgrade of the Route 29 corridor, adequate transportation services for job interviews, and continued support for job training programs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Some recent economic development accomplishments in Danville, include:

- PRA Group, Inc has replaced Telvista at Cane Creek Boulevard — and plans to hire 300 more workers at its call center in Danville. The program will allow customers to chat with someone online about their orders, billing, products and services.
- Sky Valley Foods, a North Carolina-based maker of natural and organic sauces and salad dressings, announced today that it is relocating to Airside Industrial Park in Danville, where the company expects to expand its business and add new product lines. The company produces salad dressings and specialty sauces, including condiments, marinades, salsa and pasta sauce, for the natural and organic food consumer. Its branded products are Bella's, Organicville, Sky Valley and Simply Delicious. Sky Valley Foods formed in early 2011 with the merger of Wizard's Cauldron of Yanceyville, N.C., and Organicville Foods of Milwaukee. Prior to the merger, the two companies shared a history that spanned more than 25 years as organic and natural food producers. Production at the 132,000 square-foot facility in Airside Industrial Park will begin by late fall. The company will employ 60 workers when production here begins. The estimated employment is 600-999.

- The City of Danville and Danville Regional Foundation are working together to bring about a renaissance of Danville's River District — an area spanning from Ridge Street to Riverside Drive and Poplar Street to the Carrington Pavilion. But we need the involvement of more people in this critical effort. The Dan River and the River District are what distinguish Danville from thousands of other communities in competing to attract new residents and businesses. With many of Danville's oldest, most architecturally attractive and significant buildings, it's key to our heritage and sense of community. It's the most important gathering place for community events. The impression both residents and outsiders have of the River District is projected on the community as a whole.
- In August 2019, Gefertec LLC announced it will open a metal 3D printer manufacturing facility. It will begin operations in the Institute for Advanced Learning and Research, remaining there for two years and then moving to a permanent location in Danville/Pittsylvania County.
-
- Morgan Olson LLC will open a manufacturing facility in Pittsylvania County making all aluminum walk-in step vans.
- Litehouse, Inc. is an Idaho-based company that bought the Sky Valley Foods in Airside Industrial Park located on Cane Creek Blvd. and plans to hire 160 employees, producing refrigerated sale dressings, dips, cheeses, and other consumer packaged foods.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Generally, there is a wide range of jobs in Danville with a variety of education and skill requirements. The industry with the most workers in Danville is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Danville's second and third largest sectors are Retail Trade and Manufacturing, typically calling for a less educated, less skilled workforce, though many manufacturing positions demand high skill levels. Danville has a relatively well educated workforce, with over four times as many residents over the age of 16 having a college degree or at least some college as those not having finished high school.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Danville Community College

Danville Community College offers a Workforce Services program through the Regional Center for Advanced Technology and Training. This program serves employees and employers alike, as well as other citizens who have an interest in increasing his or her technical or workforce skills. DCC offers credit and non-credit programs that are designed to meet occupational, professional, and personal interests and needs. The courses are designed to help upgrade technical skills, improve employability skills, acquire new skills, and meet educational requirements for job certification. Additional services include custom training programs that can be delivered on the job site to small or large groups of employees, as well as various other business services and outreach programs.

In addition to the Workforce Services program, Danville Community College offers advanced manufacturing courses and certification programs. A few examples of the programs offered include Advanced Manufacturing Engineering Technology Degrees, Industrial Maintenance Technician Degrees, and Manufacturing Technician Certificates. DCC also offers a Computer-Aided Drafting and Design program. Through this program, students are introduced to drafting procedures, materials, manufacturing processes, science, and mathematics that are needed by the technician or engineering assistant in the field. Those enrolled in this course will receive theoretical and practical experiences in drafting principles, drafting skills, CAD Drafting (AUTOCAD) manufacturing processes, and machine and tool design.

The Institute for Advanced Learning and Research

The Institute for Advanced Learning and Research (IALR) partners with state and private higher education institutions to address three needs: preparing a core economy workforce for the future, meeting current employer needs, and expanding access to higher education opportunities.

Through the IALR's research centers, top-notch Virginia Tech faculty are locating to Southside Virginia to conduct research in the fields of unmanned systems, high value horticulture and forestry, and motorsports engineering. IALR research centers are designed to conduct cutting-edge research in their specialty fields, as well as attracting small and mid-sized companies who desire access to the expertise they offer. Additionally, each research center provides educational opportunities uniquely focused on their current research.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Danville participated in the development of the 2019 West Piedmont Planning District Comprehensive Economic Development Strategy. The major goals of the strategy are:

- Enhance regional identity and vision;
- Retain and expand existing industries and small businesses;
- Advocate regional economic diversity;
- Provide the land development infrastructure needed to grow the regional economy;
- Increase educational opportunities, especially with respect to technology that would include STEAM-H (Science, Technology, Engineering, Art, Math, and Health) Initiatives;
- Strengthen connection between workforce skills and training programs;
- Advocate “pro-business” thinking;
- Further develop small and minority businesses;
- Improve overall quality of life;
- Improve regional transportation infrastructure;
- Create modern communications infrastructure; and
- Preserve agricultural base and promote modern agricultural enterprises.

These goals can be supported through the Consolidated Plan through funding opportunities in support of housing for low- and moderate-income households, educational and job training initiatives, business development, and infrastructure improvements, where those efforts fit within the regulatory framework of the CDBG program.

Discussion

The City of Danville has been working, through the efforts of their Office of Economic Development, to expand opportunities in the region. Redevelopment of the River District has provided a new destination for residential and commercial developments. Jobs programs operated by Danville Community College and the Institute for Advanced Learning and Research work with workers to create a workforce tailored to meet the workforce needs of businesses in the area. The 2019 WPPD Comprehensive Economic Development Strategy provides a regional framework for economic development initiatives for the coming years.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The census tracts that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the city. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the city live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion of the neighborhood shows the impact of these housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As of the 2010 Census, African-Americans comprise about 48 percent of the population of Danville. There is some concentration of the African-American population in census tracts in the central parts of the city, with the percentage of the total population being as much as 75 percent. Most of the tracts are within the CDBG area benefit tracts (where median incomes of the tracts are below 80 percent of the area median income). These areas also show high rates of poverty, with poverty rates above 47 percent of the population of the tracts. Maps of poverty rates and concentrations of African-Americans are included below.

Likewise, the Hispanic population, which makes up about three percent of the total population of Danville, is concentrated in census tracts in the southern and western parts of the city. In some of these tracts, the percentage Hispanic exceeds 15 percent of the total population of the tract. Some of these tracts also show high rates of poverty. A map of the Hispanic population concentrations is provided below as well.

What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods, as mentioned above, contain much of the poorest housing stock in the city. As a result, the housing market contains much of the lowest cost housing as well. Code enforcement officials worked extensively in these areas in an attempt to maintain the integrity of the community in past years. The City funds a demolition program to remove dilapidated, unsafe houses from low-income neighborhoods. Some neighborhoods have a number of vacant lots where homes have been removed.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community and senior centers, parks, and other public facilities. Much of the public housing operated by the Danville Redevelopment and Housing Authority is also located within these neighborhoods.

Are there other strategic opportunities in any of these areas?

In neighborhoods where many homes have been removed, there may be opportunities for development of new housing units. In areas where brownfield issues are not a concern, private and non-profit developers can find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market. Unfortunately, in the lower income areas, it costs more to build a house than the house is worth when it is finished.

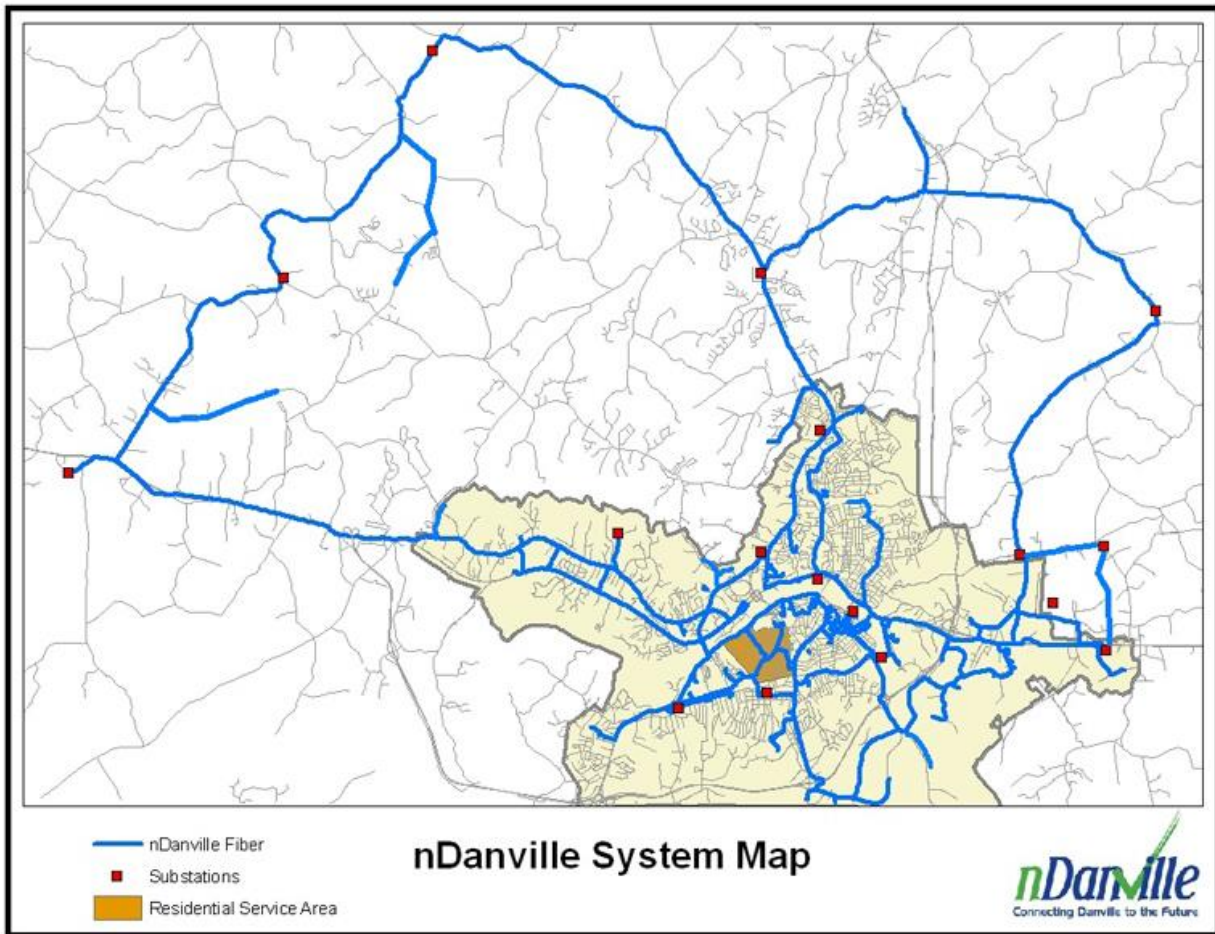
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The downtown area and the industrial and medical businesses are served by a public/private open access network. Out of 2000 homes in the areas covered, 500 are connected. The City maintains the infrastructure, but does not sell retail services. There are three internet providers who sell the services across the network. This is serving all of Danville and the southern part of Pittsylvania County. Low income households, can get internet service for \$9.95/month from Comcast/Xfinity. This is offered to people who receive state or federal assistance, Medicaid, National School Lunch Program, SNAP, Public housing assistance including HUD, Section 8 and housing choice vouchers, TANF, SSI, Low Income Home Energy Assistance Program, Federal Pell Grant, Community college financial aid, WIC, Veterans with a eligibility determination letter from the VA, and Tribal Assistance programs. New customers can also get an option to purchase a computer for \$149.99.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Besides Comcast, the city has three companies selling access to the public internet - Gamewood Technology, Sunset Digital Communications, and Kinex Telecom.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the West Piedmont Multi-Jurisdictional Hazard Mitigation Plan (includes Danville, Pittsylvania County, Martinsville, Henry County, Patrick County and Franklin County), the following have been identified with a hazard level:

Winter Storms - High	High Voltage Transmission Line Failure - Medium
Flooding - High	Pipeline Failure - Medium
Wind (hurricanes, thunderstorms) - Medium High	Dam Failure - Medium Low
Organic/Inorganic spills - Medium High	Drought - Medium Low
Wildfire and Tornado - Medium.	Earthquake, Landslide, Agriterrorism - Low

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

With a large percentage of the homes in Danville being fifty years old and older, any type of hazard could have devastating effects on low-mod income housing. Data analysis presented in the HIRA(Hazard Identification and Risk Assessment), and input from the Mitigation Advisory Committee indicate that Winter Storms and Flooding have the more significant, dangerous, and frequent impacts on the City of Danville. These hazards, as well as damage to homes, can cause the disruption of Utilities and Transportation systems. This would lead to loss of business, loss of income to workers, and all around decrease in productivity. It was noted that compared to other jurisdictions in the Commonwealth, the West Piedmont Planning District is in the middle of the spectrum for vulnerability.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan examines the City's available resources to respond to community needs for low to moderate income people and establishes the priorities, goals and objectives for the use of the City's HUD resources from CDBG and HOME funds in the coming next five years. By identifying community needs, the City can allocate resources to activities that provide new and improved availability, affordability, and sustainability of decent housing, suitable living environment and economic opportunity. Many of the activities included will be targeted to low and moderate income people. Other programs are directed toward particular areas within Danville where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CDBG Area Benefit
	Area Type:	Block Groups Eligible for Area Benefit
	Other Target Area Description:	Block Groups Eligible for Area Benefit
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Citywide
	Area Type:	Non-CDBG Area Benefit for Individual Benefit and Administration
	Other Target Area Description:	Non-CDBG Area Benefit for Individual Benefit and Administration
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities and Community Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit
	Associated Goals	Affordable Housing Objective 4 - New Construction Non-Housing Objective 2 - Public Facilities
	Description	Improvements to public and community facilities in low-income areas.
	Basis for Relative Priority	Priorities were established through an advisory committee group sessions, forum input, and staff analysis.
2	Priority Need Name	Infrastructure - Streets, Sidewalks, Etc.
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit
	Associated Goals	Program Administration
	Description	Improvements to public streets, roads, sidewalks, curbs, and gutters within CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
3	Priority Need Name	Parks and Recreation Facilities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit

	Associated Goals	Program Administration
	Description	Improvements to parks and recreation facilities within CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
4	Priority Need Name	Demolition and Site Clearance
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit
	Associated Goals	
	Description	Removal of dilapidated structures and removal of clutter from vacant lots within CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
5	Priority Need Name	Infrastructure - Culverts and Drainage
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit
	Associated Goals	Program Administration
	Description	Improvements to water drainage systems within CDBG eligible areas.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
6	Priority Need Name	ADA Compliance
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Non-Housing Objective 2 - Public Facilities
	Description	Improvements to public infrastructure and modifications to buildings related to ADA compliance.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee discussions, forum input, and staff analysis.
7	Priority Need Name	Homeless Facilities
	Priority Level	High
	Population	Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 7 - Transitional Hsg. Program Administration
	Description	Improvements to homeless facilities.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
8	Priority Need Name	Removal of Slum and Blight
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Block Groups Eligible for Area Benefit
	Associated Goals	Program Administration
	Description	Removal of blighting influences, including substandard structures, on a spot basis in CDBG eligible areas.

	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
9	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 1 - Education Public Service Objective 2 - Recreation Activities
	Description	Services provided to youth, including anger management, skilled learning, youth sports, and parks and recreation sports training and programming.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
10	Priority Need Name	Child Care Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Public Service Objective 2 - Recreation Activities

	Description	Services relating to the care of children, including after school, daycare, and education and enrichment programs.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
11	Priority Need Name	Homebuyer Counseling, Financial Literacy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 3 - Housing Counseling
	Description	Programs that provide training to potential homebuyers about the homebuying process and care and maintenance of a home and financial literacy programs that help residents improve their understanding of their personal financial situation.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
12	Priority Need Name	Health Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with HIV/AIDS and their Families
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration

	Associated Goals	Program Administration Public Service Objective 1 - Education
	Description	Services that address health needs, including health screenings and care for persons with HIV/AIDS.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
13	Priority Need Name	Domestic Violence/Child Abuse
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Victims of Domestic Violence
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration
	Description	Services provided to victims of domestic violence and/or child abuse.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
14	Priority Need Name	Fair Housing Outreach and Education
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Fair Housing Program Administration
	Description	Services to educate residents about their fair housing rights.

	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
15	Priority Need Name	Legal Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 4 - Legal Aid
	Description	Programs that work with lower income residents with legal issues.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
16	Priority Need Name	Housing Assistance - Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 5 - Lease/Purchase Affordable Housing Objective 6 - Rental Housing Program Administration Public Service Objective 1 - Education Public Service Objective 3 - Housing Counseling

	Description	Programs that provide potential homeowners with homebuying assistance, including help with downpayments and closing costs.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
17	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 1 - Homeowner Rehab Affordable Housing Objective 5 - Lease/Purchase Affordable Housing Objective 8 - CHDO
	Description	Programs that work with lower income homeowners to improve their living environments, including minor and major home repairs.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
18	Priority Need Name	Housing Development and Reconstruction
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration

	Associated Goals	Affordable Housing Objective 4 - New Construction Affordable Housing Objective 6 - Rental Housing Affordable Housing 9 - Senior Housing
	Description	Programs that promote the development of new housing units or the reconstruction of units that have been demolished.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
19	Priority Need Name	Emergency Home Repairs
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 2 - Emergency Rehab Program Administration
	Description	Programs that address home repair needs of lower income homeowners.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
20	Priority Need Name	Job Training/Workforce Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 1 - Education

	Description	Programs that provide skills training, workforce development, and education/enrichment services (tuition/faculty) for job seekers.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
21	Priority Need Name	Employment Training
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 1 - Education
	Description	Programs that work with job seekers to prepare them for finding and keeping a job.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
22	Priority Need Name	Homeless Supportive Services, Transportation
	Priority Level	High
	Population	Individuals Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 7 - Transitional Hsg. Program Administration
	Description	Transportation services to support homeless persons and their efforts to find work, housing, and health services.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.

23	Priority Need Name	Homeless Prevention and Emergency Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 7 - Transitional Hsg. Program Administration
	Description	Support for programs that work to keep household in their homes and prevent homelessness.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
24	Priority Need Name	Mental Health Services/Supportive Services
	Priority Level	High
	Population	Individuals Families with Children Mentally Ill Chronic Substance Abuse
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Public Service Objective 1 - Education
	Description	Services to homeless persons to address mental health and supportive services issues.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.
25	Priority Need Name	Transitional Housing

	Priority Level	High
	Population	Individuals Families with Children
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Objective 7 - Transitional Hsg.
	Description	Support for programs that offer housing units that assist homeless persons transition from homelessness to permanent housing.
	Basis for Relative Priority	Priorities were established through an evaluation of advisory committee group discussions, forum input, and staff analysis.

Narrative (Optional)

The City consulted with advisory committees, public organizations to track input on the needs of the City at all Consolidated Plan forums. The results were used by City staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owner's willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities. In addition, in some areas of the city, the cost of building a house is higher than the value of the completed house.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Danville, these costs are relative low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Danville receives funding from two federal grant programs, the Community Development Block Grant Program and the HOME Investment Partnership. These two grant programs combined will bring \$1,161,757, including program income, into the city to support affordable housing, homeless, and community development programs and projects in the first program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	880,085	24,000	0	904,085	3,616,340	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	268,392	25,000	0	293,392	1,173,568	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Matching requirements for the HOME Program will be met through waived fees, donated professional services, donated materials, and volunteer labor according to programmatic aspects of the particular activities funded.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

Discussion

The City has programmed approximately \$1.2 million from the CDBG and HOME programs for the FY 2020 program year. This sum included the annual allocation and program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DANVILLE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Danville / Martinsville CoC	Continuum of care	Homelessness	Region
Habitat for Humanity	Non-profit organizations	Ownership	Region
UNITED WAY	Non-profit organizations	Economic Development Homelessness Non-homeless special needs public services	Region
Virginia Legal Aid Society	Non-profit organizations	Non-homeless special needs public services	State

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Danville is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in

the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute Danville/Martinville Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service

needs of homeless persons and persons with HIV/AIDS, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service providers in Danville work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in Danville are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity. There are not enough beds on a typical night. Another gap is the coordination of service centers through the lack of universal participation of providers in the HMIS system. All homeless providers who participate in federal funding programs are enrolled in the HMIS system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Program Administration	2020	2024	Program Admin	Citywide	Domestic Violence/Child Abuse Emergency Home Repairs Employment Training Fair Housing Outreach and Education Health Services Homebuyer Counseling, Financial Literacy Homeless Facilities Homeless Prevention and Emergency Assistance Homeless Supportive Services, Transportation Housing Assistance - Homeownership Infrastructure - Culverts and Drainage Infrastructure - Streets, Sidewalks, Etc. Job Training/Workforce Development Legal Services Mental Health Services/Supportive	CDBG: \$583,000 HOME: \$124,155	Other: 5 Other
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Services Parks and Recreation Facilities Removal of Slum and Blight Youth Services		
2	Fair Housing	2020	2024	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$50,000	Other: 5 Other
3	Affordable Housing Objective 1 - Homeowner Rehab	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$552,410 HOME: \$1,037,535	Homeowner Housing Rehabilitated: 55 Household Housing Unit
4	Affordable Housing Objective 2 - Emergency Rehab	2020	2024	Affordable Housing	Citywide	Emergency Home Repairs	CDBG: \$125,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
6	Affordable Housing Objective 4 - New Construction	2020	2024	Affordable Housing	Citywide	Housing Development and Reconstruction Public Facilities and Community Facilities	CDBG: \$130,000 HOME: \$100,000	Homeowner Housing Added: 52 Household Housing Unit
7	Affordable Housing Objective 5 - Lease/Purchase	2020	2024	Affordable Housing	Citywide	Housing Assistance - Homeownership Housing Rehabilitation	CDBG: \$2,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
8	Affordable Housing Objective 6 - Rental Housing	2020	2024	Affordable Housing	Citywide	Housing Assistance - Homeownership Housing Development and Reconstruction	CDBG: \$50,000	Rental units constructed: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Affordable Housing Objective 7 - Transitional Hsg.	2020	2024	Affordable Housing	Citywide	Homeless Facilities Homeless Prevention and Emergency Assistance Homeless Supportive Services, Transportation Transitional Housing	CDBG: \$212,540	Homeless Person Overnight Shelter: 50 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds Other: 50 Other
10	Affordable Housing Objective 8 - CHDO	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation	HOME: \$454,860	Homeowner Housing Added: 20 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
12	Non-Housing Objective 2 - Public Facilities	2020	2024	Non-Housing Community Development	CDBG Area Benefit	ADA Compliance Public Facilities and Community Facilities	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Service Objective 1 - Education	2020	2024	Non-Housing Community Development	Citywide	Employment Training Health Services Housing Assistance - Homeownership Job Training/Workforce Development Mental Health Services/Supportive Services Youth Services	CDBG: \$260,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
14	Public Service Objective 2 - Recreation Activities	2020	2024	Non-Housing Community Development	Citywide	Child Care Services Youth Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 115 Persons Assisted
15	Public Service Objective 3 - Housing Counseling	2020	2024	Non-Housing Community Development	Citywide	Homebuyer Counseling, Financial Literacy Housing Assistance - Homeownership	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
16	Public Service Objective 4 - Legal Aid	2020	2024	Non-Housing Community Development	Citywide	Legal Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
17	Affordable Housing 9 - Senior Housing	2020	2024	Affordable Housing	Citywide	Housing Development and Reconstruction	HOME: \$100,000	Rental units constructed: 47 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, fair housing, non-housing and the non-homeless special needs populations. Objective 1: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations. Strategy 1.1: Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training. Performance Goal: \$116,600 CDBG Funding allocated 1st Year for General Program Administration, Coordination, and Oversight. Performance Goal: \$24,831 HOME Funding allocated 1st Year for General Program Administration, Coordination, and Oversight.

2	Goal Name	Fair Housing
	Goal Description	Goal: Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, fair housing, non-housing and the non-homeless special needs populations. Objective 1: Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations. Strategy 1.2: Fair Housing - Provide funding Funds will be used for the City's Fair Housing Program. Education and outreach assists citizens with fair housing concerns. Performance Goal 1: \$10,000 in CDBG Funding allocated 1st Year - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.

3	Goal Name	Affordable Housing Objective 1 - Homeowner Rehab
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 1: Improve the condition of housing for low-income homeowners. Strategy 1.1: Provide assistance in the form of five-year forgivable loans and/or low interest loans to low/mod income homeowners to complete total rehabilitation that will ensure that the home itself meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation. Benefit – Low/mod income households. Performance Goal 1: \$110,482.00 CDBG Funds allocated for the 1st Year to assist 6 homes; and assistance to 6 homes annually for the remaining 4 annual plan years (estimated funding 4 years \$250,000); Funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years. Performance Goal 2: \$198,310 HOME (\$25,000 Program Income and \$173,310.00 Entitlement) Funds allocated for the 1st Year to assist 5 homes; and assistance to 5 homes annually for the remaining 4 annual plan years (estimated funding 4 years \$249,000); Funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.

4	Goal Name	Affordable Housing Objective 2 - Emergency Rehab
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 1: Improve the condition of housing for low-income homeowners. Strategy 1.2: Emergency Rehabilitation Homeowners - Provide low interest loans to low/mod income homeowners that provide for the repair of certain elements of a housing unit in emergency situations, such as a roof that is leaking or a heating unit that is not working, etc.. Benefit – Low/mod income households. Performance Goal: \$25,000 CDBG Funds allocated for the 1st Year to assist 5 homes; and assistance to 5 homes annually for the remaining 4 annual plan years (estimated funding 4 years \$25,000); Funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.
6	Goal Name	Affordable Housing Objective 4 - New Construction
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 1: Improve the condition of housing for low-income homeowners. Strategy 1.4: New Construction Homeowners - Each loan is secured by a lien on the property with repayment due upon sale or transfer of property by owner(s). Benefit – Low/mod income households. Senior housing of 47 units will be under Danville Regional Housing Authority. Performance Goal: \$130,000 CDBG Funds allocated for the 1st Year; and assistance for the remaining 4 annual plan years - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years. Home funds of \$100,000 will be used to build 47 units for seniors/disabled/veterans.

7	Goal Name	Affordable Housing Objective 5 - Lease/Purchase
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 1: Improve the condition of housing for low-income homeowners. Strategy 1.5: Lease purchase - The City partners with the Danville Redevelopment and Housing Authority to administer a Lease Purchase Housing Program. Funding will help cover maintenance costs that DRHA will incur while administering this program. Benefit – Low/mod income households. Performance Goal: \$2,000 CDBG Funds allocated for the 1st Year to assist one unit; and assistance for the remaining 4 annual plan years as funds become available - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.
8	Goal Name	Affordable Housing Objective 6 - Rental Housing
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 2: Improve the condition of housing for low-income renters. Strategy 2.1: Rental Housing Upper Street Apartment Project - In a partnership with the Danville Redevelopment and Housing Authority, a previous historic church, and the former location of Head Start, on Upper Street and 2 duplexes on Floyd Street will be converted into a total of fifteen (15) units. There will be a total of eleven (11) units located at 608 Upper Street that will house veterans, disabled individuals, and extremely low-income individuals. The duplexes on Floyd street will be converted into four (4) units that will house additional veterans, disabled individuals, and extremely low-income individuals. The CDBG funds will supplement the Housing Trust Fund award received by DRHA. Benefit – Low/mod income households. Performance Goal: \$0 CDBG Funds allocated for the 1st Year to assist fifteen unit; and assistance for the remaining 4 annual plan years as funds become available - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.

9	Goal Name	Affordable Housing Objective 7 - Transitional Hsg.
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 2: Improve the condition of housing for low-income renters. Strategy 2.2: Temporary Shelter Transitional Housing - Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless. Benefit – Low/mod income households. Performance Goal: \$25,000 CDBG Funds allocated for the 1st Year to assist one shelter; and assistance for the remaining 4 annual plan years as funds become available - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.
10	Goal Name	Affordable Housing Objective 8 - CHDO
	Goal Description	Goal: Improve the condition and availability of affordable housing over a five-year period. Objective 3: Increase the viability for potential homeownership and Rental housing opportunities. Strategy 3.1: Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income homeownership and rental housing. Performance Goal 1: \$3,725.00 HOME CHDO Funds allocated 1st Year to provide operating support to 1 CHDO organization and 1 CHDO organization to be assisted annually for the remaining annual plan years). Performance Goal 2: \$37,247.00 HOME CHDO Funds allocated 1st Year to support 1 CHDO organization in the acquisition, rehabilitations and sale of one housing unit to a low – moderate income household; and CHDO to be assisted for remaining annual plan years. Performance Goal 3: \$50,000 HOME CHDO Funds allocated 1st Year to support new CHDO organization to build 5 houses. Funds will be used to clear five lots. CHDO to be assisted for remaining annual plan years.

12	Goal Name	Non-Housing Objective 2 - Public Facilities
	Goal Description	Goal: Improve living conditions in by addressing non-housing community development, public works projects that improve Public Infrastructure and Public Facilities, and other Community Development Needs over a five year period. Objective 2: Address community needs through improvements and expansion of Public Facilities, Community Facilities and Public infrastructure. Strategy 2.1: Community Facility Improvements - Provide funding for Community Center and Public Parks Performance Goal: \$150,000 in CDBG Funding allocated 1st Year, 40 persons / 100 households served. - \$0 funding will be allocated for the remaining 4 Annual Plan Years.
13	Goal Name	Public Service Objective 1 - Education
	Goal Description	Goal: Improve living conditions in by addressing non-housing community development for special needs populations over a five year period. Objective 1: Address community needs through community-based public service programs. Strategy 1.1: Education Programs - Provide funding to support programs that strive to further child development, as well as promote education and college preoperational activities among children. Benefit – low/mod income persons. Performance Goal: \$52,000 in CDBG Funding allocated 1st Year to assist 30 people and - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.

14	Goal Name	Public Service Objective 2 - Recreation Activities
	Goal Description	Goal: Improve living conditions in by addressing non-housing community development for special needs populations over a five year period. Objective 1: Address community needs through community-based public service programs. Strategy 1.2: Recreational Activities – Provide funding to support programs that promote recreation among low – moderate income children. Benefit – low/mod income persons. Performance Goal: \$63,000 in CDBG Funding allocated 1st Year to assist 15 people and - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.
15	Goal Name	Public Service Objective 3 - Housing Counseling
	Goal Description	Goal: Improve living conditions by addressing non-housing community development for special needs populations over a five year period. Objective 1: Address community needs through community-based public service programs. Strategy 1.3: Housing Counseling / Foreclosure Counseling - Provide funds to assist persons with pre and post purchase counseling and foreclosure counseling. Benefit – low/mod income persons. Performance Goal: \$3,000 in CDBG Funding allocated 1st Year to assist 5 people and - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.

16	Goal Name	Public Service Objective 4 - Legal Aid
	Goal Description	Goal: Improve living conditions in by addressing non-housing community development for special needs populations over a five year period. Objective 1: Address community needs through community-based public service programs. Strategy 1.4: Legal Aid Program – Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions. Benefit – low/mod income persons. Performance Goal: \$7,040 in CDBG Funding allocated 1st Year to assist 10 people and - funding will be allocated as needed and as funds become available for the remaining 4 Annual Plan Years.
17	Goal Name	Affordable Housing 9 - Senior Housing
	Goal Description	Goal: Provide affordable housing for low-income senior citizens, disabled citizens, and Veterans. Strategy 1.9: Funds will contribute to the building of 47 senior/distabled housing units. Performance Goal: Contribute \$100,000 the first year to assist with building 47 housing units.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The goals presented above will address the following affordable housing needs by program:

Housing Rehabilitation - 55 households over five years;

Emergency Rehabilitation - 25 homes over five years;

New Construction for Homeownership - 15 homes over five years

Lease/Purchase Home Maintenance - 2 homes over five years

Rental Housing Construction - 45 new units over five years;

Temporary Shelter/Transitional Housing - 50 households over five years; and

CHDO Acquisition and Rehabilitation for Resale - 5 homes over five years

Senior/Disabled Housing - 47 units

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Danville Redevelopment and Housing Authority projects meet accessible unit requirements.

Activities to Increase Resident Involvements

Residents are involved with management and operations of the public housing developments through participation on resident councils. The PHA looks for opportunities to hire residents for contract work through its Section 3 obligations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are no known barriers to affordable housing resulting from public policies of the City of Danville.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

None needed.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The first homelessness objective provides that City staff continue its work with the Danville/Martinsville Continuum of Care, the local coalition that organizes the Continuum of Care and submits grant applications for homeless initiatives. The coalition also conducts yearly point-in-time counts of the homeless and conducts a bi-yearly survey of the homeless. City staff participates in the counts and surveys. The point-in-time counts and the surveys work to reach out to homeless persons, including unsheltered persons, and assess individual and family needs, contributing to the consultation brought to the Consolidated Plan forums and survey from which priorities are formed.

Addressing the emergency and transitional housing needs of homeless persons

The City does not provide federal funding for shelter activities directly. Several subrecipients offer temporary and transitional housing to families, exoffenders, and victims of domestic violence and sexual assault.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Funding is proposed in the Strategic Plan to address issues relating to homelessness through subrecipients. The City also supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Funding is proposed in the Strategic Plan to address issues relating to homelessness through subrecipients. The City also supports the efforts of the Continuum of Care to address homelessness issues through their funding venues.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Goal: Increase the inventory of lead safe housing units.

Strategies:

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Expand the stock of lead safe housing units through housing initiatives.
- Obtain training for program staff on lead hazard evaluation and reduction
- Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health departments, and HUD lead grantees.
- Create procedures for determining when it is more cost effective to presume that lead hazard are present, and when it makes sense to evaluate a property.

How are the actions listed above related to the extent of lead poisoning and hazards?

The effectiveness of the programs operated by Danville work through the City's housing rehabilitation programs. These programs target some of the oldest housing stock in the city, which is typically in the worst condition and most likely to have lead-based paint hazards. To the extent that lead-based paint hazards are found in the older housing stock, these programs address the issue directly. Two Housing & Development staff positions have been certified in lead testing and lead supervision

How are the actions listed above integrated into housing policies and procedures?

Danville currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Several of the City's Consolidated Plan goals and objectives address issues related to poverty and assisting those who fall below the poverty level. Examples include:

- Address non-housing community development for special needs populations through public service programs;
- Programs targeting youth, providing education enrichment and job preparedness activities,
- Food and nutrition programs offered to seniors; and
- Continue to collaborate with homeless providers to support Continuum of Care services.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Activities to reduce the number of poverty-level families will center around strengthening existing collaborations and seeking new ways to partner with agencies and organizations that work directly with poverty-level households to provide intervention and assistance services. Such services may include but are not limited to: counseling, substance abuse, mental health treatment, health services, adult education and job re/training, employment assistance, financial management and credit counseling, parenting programs, after-school and day care assistance programs, and interim cash assistance programs with respect to paying for food, shelter and utility bills.

The City will continue to notify such agencies of funding opportunities to enable them to continue providing and/or expanding their services.

Given the City's limited financial resources and that the majority of factor's affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In the coming future, the Community Development Department will work with the community to address deficiencies and attempt to measure the impact of the CDBG and HOME programs in reducing and/or preventing poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Federal regulations require participating jurisdictions to monitor subrecipients of federal funds. This applies to CDBG and HOME subrecipients of the City of Danville. When a subrecipient relationship exists, the City as the primary recipient of federal funds must monitor the subrecipient to ensure compliance with federal laws and regulations.

Items to be specified in the contract include the work or service to be performed, the amount of funds budgeted, performance measurements, and the time frame for performing the work or service. Each contract will also contain an outline of the goals and objectives against which the performance of CDBG and HOME program fund recipients will be measured, as well as information on the City's commitment to affirmatively further fair housing and to avoid residential displacement. All applicable statutory and regulatory requirements will also be included in each contract.

Depending upon the scope of the project, CDBG program fund recipients will be required to submit monthly, quarterly, or semi-annual reports regarding the status of the project to ensure that program rules are followed.

The Housing and Development Division of the City of Danville will be responsible for monitoring the subrecipients identified in the Consolidated Plan and the Annual Action Plan. The City's monitoring responsibilities include the following:

- To monitor activities of the subrecipient as necessary to ensure that the federal awards are used for authorized purposes in compliance with laws, regulations, and contract provisions;
- To oversee the satisfactory performance of the contract to ensure that goals are achieved; and
- To review expenditures to ensure compliance with federal requirements.
- Subrecipients to be monitored are Boys & Girls Club, Head Start, Legal Aid, Big Brothers/Big Sisters, Center for Housing Education, Ex-Offenders Program, Turn Up Youth Camp, Haven of the Dan River, TMD Financial Empowerment, Westmoreland Neighborhood Organization, Temporary Shelter Program, and Neighbors Helping Neighbors Program. In addition, we will monitor rental properties for compliance.

The City of Danville will perform the following monitoring requirements:

- Review invoices to ensure they are accurate and approved for payment;
- Review expenditures for compliance with applicable laws, regulations, and contract provisions;

- Review subrecipient accounts to ensure that actual expenditures and commitments are timely, and do not exceed the approved budget;
- Obtain certification of completed audit reports and/or single audit reports for subrecipients and evaluate audit findings for completeness and for compliance with applicable laws and regulations; and
- Conduct a site visit to review program performance. The site visit will include a review for compliance with financial and program records.

The City reserves the right to terminate agreements with CDBG and/or HOME subrecipients found to be in non-compliance with program guidelines and/or who are reluctant to take corrective measures. Funds remaining unexpended after annual goals have been met will be reprogrammed unless an extension has been requested and approved.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Danville receives funding from two federal grant programs, the Community Development Block Grant Program and the HOME Investment Partnership. These two grant programs combined will bring \$1,161,757, including program income, into the city to support affordable housing, homeless, and community development programs and projects in the first program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	880,085	24,000	0	904,085	3,616,340	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	268,392	25,000	0	293,392	1,173,568	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Matching requirements for the HOME Program will be met through waived fees, donated professional services, donated materials, and volunteer labor according to programmatic aspects of the particular activities funded.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

Discussion

The City has programmed approximately \$1.2 million from the CDBG and HOME programs for the FY 2020 program year. This sum included the annual allocation and program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2015	2019	Program Admin	Citywide	Child Care Services Emergency Home Repairs Homebuyer Counseling, Financial Literacy Homeless Facilities Housing Assistance - Homeownership Housing Development and Reconstruction Housing Rehabilitation Legal Services Parks and Recreation Facilities Public Facilities and Community Facilities Transitional Housing Youth Services	CDBG: \$91,800 HOME: \$21,000	Other: 1 Other
2	Fair Housing	2015	2019	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$10,000	Other: 100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing Objective 1 - Homeowner Rehab	2015	2019	Affordable Housing	Citywide	Housing Development and Reconstruction Housing Rehabilitation	CDBG: \$285,645 HOME: \$81,420	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Affordable Housing Objective 2 - Emergency Rehab	2015	2019	Affordable Housing	Citywide	Emergency Home Repairs		
6	Affordable Housing Objective 5 - Lease/Purchase	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$2,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
7	Affordable Housing Objective 6 - Rental Housing	2015	2019	Affordable Housing	Citywide	Housing Development and Reconstruction	CDBG: \$0	Rental units constructed: 15 Household Housing Unit
8	Affordable Housing Objective 7 - Transitional Hsg.	2015	2019	Affordable Housing	Citywide	Homeless Facilities Transitional Housing	CDBG: \$43,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 30 Persons Assisted Other: 50 Other
9	Affordable Housing Objective 8 - CHDO	2015	2019	Affordable Housing	Citywide	Housing Development and Reconstruction Housing Rehabilitation	HOME: \$90,972	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Non-Housing Objective 2 - Public Facilities	2015	2019	Non-Housing Community Development	CDBG Area Benefit	Parks and Recreation Facilities	CDBG: \$125,000	Other: 100 Other
12	Public Service Objective 1 - Education	2015	2019	Non-Housing Community Development	Citywide	Child Care Services Youth Services	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 234 Persons Assisted
13	Public Service Objective 2 - Recreation Activities	2015	2019	Non-Housing Community Development	Citywide	Child Care Services Youth Services	CDBG: \$13,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
14	Public Service Objective 3 - Housing Counseling	2015	2019	Non-Housing Community Development	Citywide	Homebuyer Counseling, Financial Literacy	CDBG: \$3,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
15	Public Service Objective 4 - Legal Aid	2015	2019	Non-Housing Community Development	Citywide	Legal Services	CDBG: \$7,040	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
16	Affordable Housing Objective 4 - New Construction	2020	2024	Affordable Housing	Citywide	Housing Development and Reconstruction	CDBG: \$130,000 HOME: \$100,000	Rental units constructed: 47 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.
2	Goal Name	Fair Housing
	Goal Description	Fair Housing - Provide funding Funds will be used for the City's Fair Housing Program. Education and outreach assists citizens with fair housing concerns.
3	Goal Name	Affordable Housing Objective 1 - Homeowner Rehab
	Goal Description	Homeowner Rehabilitation - Provide assistance through five-year forgivable loans and low-interest loans to provide for the rehabilitation of existing structures, including both spot and total rehabilitation. Total rehabilitation will ensure that the structure meets all state and local building codes, ordinances, and zoning codes upon completion.
4	Goal Name	Affordable Housing Objective 2 - Emergency Rehab
	Goal Description	Emergency Rehabilitation - Provide low interest loans to low/mod income homeowners for emergency repairs that provide for the repair of certain elements of a housing unit in emergency situations, such as repairs to a roof that is leaking or a heating unit that is not working, etc..
6	Goal Name	Affordable Housing Objective 5 - Lease/Purchase
	Goal Description	Lease purchase - The City partners with the Danville Redevelopment and Housing Authority to administer a Lease Purchase Housing Program. Funding will help cover maintenance costs that DRHA will incur while administering this program. Benefit – Low/mod income households.

7	Goal Name	Affordable Housing Objective 6 - Rental Housing
	Goal Description	Rental Housing Upper Street Apartment Project - In a partnership with the Danville Redevelopment and Housing Authority, a previous historic church, and the former location of Head Start, on Upper Street and 2 duplexes on Floyd Street will be converted into a total of fifteen (15) units. There will be a total of eleven (11) units located at 608 Upper Street that will house veterans, disabled individuals, and extremely low-income individuals. The duplexes on Floyd street will be converted into four (4) units that will house additional veterans, disabled individuals, and extremely low-income individuals. The CDBG funds will supplement the Housing Trust Fund award received by DRHA. Benefit – Low/mod income households.
8	Goal Name	Affordable Housing Objective 7 - Transitional Hsg.
	Goal Description	Temporary Shelter/Transitional Housing - Funding will be used to support programs that help families to avoid homelessness. Activities include Neighbors Helping Neighbors, Exoffenders, Temporary Shelter, and Haven of the Dan River.
9	Goal Name	Affordable Housing Objective 8 - CHDO
	Goal Description	Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income homeownership and rental housing. Adding CHDO organization to build 5 homes, money provided for clearing of 5 lots, providing new homes for low-moderate income homeownership.
11	Goal Name	Non-Housing Objective 2 - Public Facilities
	Goal Description	Public Playgrounds, Community Center

12	Goal Name	Public Service Objective 1 - Education
	Goal Description	Education Programs - Provide funding to support programs that strive to further child development, as well as promote education and college preoperational activities among children. Benefit – low/mod income persons.
13	Goal Name	Public Service Objective 2 - Recreation Activities
	Goal Description	Recreational Activities – Provide funding to support programs that promote recreation among low – moderate income children. Benefit – low/mod income persons.
14	Goal Name	Public Service Objective 3 - Housing Counseling
	Goal Description	Housing Counseling / Foreclosure Counseling - Provide funds to assist persons with pre and post purchase counseling and foreclosure counseling. Benefit – low/mod income persons.
15	Goal Name	Public Service Objective 4 - Legal Aid
	Goal Description	Legal Aid Program – Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions. Benefit – low/mod income persons.
16	Goal Name	Affordable Housing Objective 4 - New Construction
	Goal Description	HOME Funds to aid in building Senior/Disabled housing of 47 units. CDBG Funds to build one home.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects were developed by staff with consultation from non-profit service providers and community input through priorities established with involvement of the multiple advisory committee group meetings.

Projects

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Program Delivery Costs, Rehabilitation Programs
4	Fair Housing
5	HOME Housing Rehab Program
6	CDBG Housing Activities
7	Employment Training
8	Lease/Purchase Maintenance
9	Haven of the Dan River
10	Temporary Shelter Transitional Housing
11	CHDO Support
13	DRHA Cardinal Community Center and Public Parks Parks and Recreation
14	Education Programs
15	Recreation Activities
16	Housing Counseling/Foreclosure Counseling
17	Legal Aid Program
18	Senior Housing - DRHA
19	Neighbors Helping Neighbors - Utilities
20	CHDO - Habitat for Humanity

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan forums. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding

was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Public Facilities and Community Facilities Parks and Recreation Facilities Homeless Facilities Youth Services Child Care Services Homebuyer Counseling, Financial Literacy Legal Services Housing Rehabilitation Housing Development and Reconstruction Emergency Home Repairs
	Funding	CDBG: \$91,800
	Description	Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of the entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training. General administrative costs include the following positions: Housing Development Specialist - 100 Percent, Senior Account Clerk - 100 Percent, Accountant - 10 Percent*, Secretary - 10 Percent*. *Remainder funded with CDBG Housing Administration and Community Development or Public Works General Funds. Housing Development Planning Specialist 100 Percent Senior Account Clerk 100 Percent Accountant 10 Percent Percent Secretary 10 Percent Remainder funded with CDBG Housing Administration and Community Development or Public Works General Funds.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Program Administration: Develop, Administer, revise, implement and evaluate the day to day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.
2	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Housing Rehabilitation Housing Development and Reconstruction
	Funding	HOME: \$21,348
	Description	Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training. Administrative costs include the following positions:Housing & Redevelopment Coordinator 10 PercentHousing & Redevelopment Coordinator 10 Percent Two (2) Cost Estimator/Inspectors 10 PercentHOME
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
3	Planned Activities	Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.
	Project Name	Program Delivery Costs, Rehabilitation Programs
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1 - Homeowner Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$268,600

	Description	City Housing Program Delivery cost associated with Citywide Housing Program. Program delivery costs include the following positions: Housing & Redevelopment Coordinator 90 Percent Two (2) Cost Estimator/Inspectors 90 Percent Accountant 40 Percent Secretary 50 Percent Secretary 50 Percent Accountant 40 Percent
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	City Housing Program Delivery cost associated with Citywide Housing Program.
4	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing Outreach and Education
	Funding	CDBG: \$10,000
	Description	Provide funding Funds will be used for the City's Fair Housing Program. Education and outreach assists citizens with fair housing concerns.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
5	Project Name	HOME Housing Rehab Program
	Target Area	Citywide

	Goals Supported	Affordable Housing Objective 1 - Homeowner Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	HOME: \$260,609
	Description	Homeowner Rehabilitation - Provide assistance in the form of five-year forgivable loans to low to mod income homeowners to complete total rehabilitation that will ensure that the home itself meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Homeowner Rehabilitation - Provide assistance in the form of five-year forgivable loans to low- to mod- income homeowners to complete total rehabilitation that will ensure that the home itself meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation.
6	Project Name	CDBG Housing Activities
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1 - Homeowner Rehab Affordable Housing Objective 2 - Emergency Rehab
	Needs Addressed	Housing Rehabilitation Emergency Home Repairs
	Funding	CDBG: \$880,085
	Description	Provide assistance for emergency repair, spot rehabilitation or full rehabilitation. This assistance will be provided in the form of either a forgivable or low interest loan, determined by the program guidelines. Funds will also be used to build one home.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 families will benefit from this program.
	Location Description	
	Planned Activities	Provide assistance for emergency repair, spot rehabilitation or full rehabilitation. This assistance will be provided in the form of either a forgivable or low interest loan, determined by the program guidelines.
7	Project Name	Employment Training
	Target Area	Citywide
	Goals Supported	Program Administration Public Service Objective 1 - Education
	Needs Addressed	Employment Training
	Funding	CDBG: \$5,000
	Description	A Community based Employment Training program for reentry of Ex Offenders.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
8	Project Name	Lease/Purchase Maintenance
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 5 - Lease/Purchase Affordable Housing Objective 6 - Rental Housing
	Needs Addressed	Housing Rehabilitation Housing Development and Reconstruction
	Funding	CDBG: \$2,000

	Description	The City partners with the Danville Redevelopment and Housing Authority (DRHA) to administer a Lease Purchase Housing Program. Houses rehabilitated by the City are entered into this program that is managed by DRHA. Funding will help cover maintenance costs that DRHA will incur while administering this program such as any repairs needed to be made to a property in the program if the client can not successfully meet all requirements of the program and is asked to leave.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City partners with the Danville Redevelopment and Housing Authority (DRHA) to administer a Lease Purchase Housing Program. Houses rehabilitated by the City are entered into this program that is managed by DRHA. Funding will help cover maintenance costs that DRHA will incur while administering this program such as any repairs needed to be made to a property in the program if the client can not successfully meet all requirements of the program and is asked to leave.
9	Project Name	Haven of the Dan River
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 7 - Transitional Hsg.
	Needs Addressed	Homeless Facilities Domestic Violence/Child Abuse Job Training/Workforce Development Employment Training
	Funding	CDBG: \$9,000
	Description	Providing emergency services and shelter to victims of Domestic Violence and Sexual Assault
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30-40 families who are victims of abuse will be given shelter and alternate living arrangements
	Location Description	
	Planned Activities	Provide Twenty four hours seven days a week hotline and emergency residential services for victims and their children of Domestic Violence and Sexual Assault. They provide support and advocacy services as well as individual therapy to victims and families. These services also include educational, judicial, employment, housing and financial systems or barriers encountered.
10	Project Name	Temporary Shelter Transitional Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 7 - Transitional Hsg.
	Needs Addressed	Homeless Facilities Transitional Housing
	Funding	CDBG: \$14,000
	Description	Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless. Funds will pay for a hotel room for up to 7 nights.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless. Funds will pay for a hotel room for up to 7 nights.
	Project Name	CHDO Support

11	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 8 - CHDO
	Needs Addressed	Housing Rehabilitation Housing Development and Reconstruction
	Funding	HOME: \$35,954
	Description	Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low to moderate income homeownership and rental housing. 3,725.00 will be provided as operational support to one CHDO and 37,247.00 will fund acquisition and rehabilitation of a housing unit that will be sold to a low-income household.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	two homes will be rehabbed for two families.
	Location Description	
	Planned Activities	Provide funding to CHDO organization for operating funds and development fees to develop affordable housing for low to moderate income homeownership and rental housing. 3,725.00 will be provided as operational support to one CHDO and 37,247.00 will fund acquisition and rehabilitation of a housing unit that will be sold to a low income household.
12	Project Name	DRHA Cardinal Community Center and Public Parks Parks and Recreation
	Target Area	CDBG Area Benefit
	Goals Supported	Non-Housing Objective 2 - Public Facilities
	Needs Addressed	Public Facilities and Community Facilities
	Funding	CDBG: \$125,000
	Description	Public Park Parks and Recreation - 50,000. Also provide funding for the Cardinal Community Center - 75,000.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funding for design of a Community Center DRHA and Public PlayGrounds Parks and Recreation.
13	Project Name	Education Programs
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services Child Care Services
	Funding	CDBG: \$55,000
	Description	Provide funding to support programs that strive to further child development, as well as promote education and college preoperational activities among children. There will be \$38,000 given to Head Start, and \$17,000 for Boys and Girls Club/College Bound.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Around 400 families will benefit from these activities.
	Location Description	

	Planned Activities	CIC/Head Start 38,000 Continued use of CDBG funds to support the local Head Start Program. Head Start is a child development program providing educational, dental, medical, nutritional and transportation services. Services for disabled children are also available. Head Start services are offered at no cost to low income families. Total served FY 2018 2019 204 children. Boys & Girls Club/College Bound 17,000 Funds will be used to assist the Boys & Girls Club for College Bound, an educational program designed to motivate at-risk middle and high school students to pursue a college education. Funds will be used for field trips to colleges and universities, job training classes, self-esteem building, and program administration. Total served Fiscal Year 2018 2019 215 teens.
14	Project Name	Recreation Activities
	Target Area	Citywide
	Goals Supported	Public Service Objective 2 - Recreation Activities
	Needs Addressed	Youth Services
	Funding	CDBG: \$13,000
	Description	Provide funding to support Big Brothers/Big Sisters programs that promote recreation among low to moderate income children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	BBBS of Danville Area 13,500.00 Funds will be used to assist Big Brothers Big Sisters of Danville Area with the costs associated with their recreation and college prep programs. This organization provides children facing adversity with strong and enduring, professionally supported one on one relationships. Funding will mainly pay for participation fees for children attending recreational camps. Westmoreland Neighborhood Organization 3,000.00 Funds will be used to support community events such as National Night Out and Veterans Day Programs. The WNO will host events to promote community awareness, development, working through social issues and encourage community growth, empower values and the ability to improve quality of life.
15	Project Name	Housing Counseling/Foreclosure Counseling
	Target Area	Citywide
	Goals Supported	Public Service Objective 3 - Housing Counseling
	Needs Addressed	Homebuyer Counseling, Financial Literacy
	Funding	CDBG: \$3,000
	Description	Provide funds to assist persons with pre and post purchase counseling and foreclosure counseling.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low/Mod income families will be given assistance as homebuyers. Approximately 5 families will be helped.
	Location Description	
	Planned Activities	Danville Redevelopment and Housing Authority DRHA 3,000 DRHA currently oversees the implementation of the City's lease-purchase program. One requirement of all leasees is that they participate in a HUD certified housing counseling class. DRHA will conduct these classes when preparing a client for lease purchase. This program also conducts classes for preparation of Homeownership.
	Project Name	Legal Aid Program

16	Target Area	Citywide
	Goals Supported	Public Service Objective 4 - Legal Aid
	Needs Addressed	Legal Services
	Funding	CDBG: \$7,040
	Description	Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions. Income is documented on an application that is filled out by the client before they are eligible to receive legal counseling.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Around 10-15 families will benefit from the help that Legal Aid offers.
	Location Description	
	Planned Activities	Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions.
17	Project Name	Senior Housing - DRHA
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 4 - New Construction
	Needs Addressed	Housing Development and Reconstruction
	Funding	HOME: \$100,000
	Description	Funding for Senior Housing of 47 units.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	There will be 47 units of housing for seniors, the disabled, and veterans.
	Location Description	
	Planned Activities	Construct senior housing units for low/mod income residents.
	Project Name	Neighbors Helping Neighbors - Utilities

18	Target Area	Citywide
	Goals Supported	Non-Housing Objective 2 - Public Facilities
	Needs Addressed	Homeless Prevention and Emergency Assistance
	Funding	CDBG: \$15,000
	Description	Funding to aid low/mod income residents with utilities bills.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	About 50 homeowners will receive help with their utilities.
	Location Description	
	Planned Activities	The Social Services department helps residents who have gotten behind on their utility bills to avoid having services terminated. Termination of services in the City of Danville can result in the home being condemned and the residents becoming homeless.
19	Project Name	CHDO - Habitat for Humanity
	Target Area	
	Goals Supported	Affordable Housing Objective 8 - CHDO
	Needs Addressed	Housing Development and Reconstruction
	Funding	HOME: \$50,000
	Description	This CHDO will begin building five houses. Funds will be provided for clearing the five properties.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Five home will be built and available to five low-mod income families
	Location Description	Property is within Danville City limits
	Planned Activities	Begin construction of five homes.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Much of the funding from the CDBG and HOME programs is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	92
CDBG Area Benefit	8

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

Discussion

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG eligible areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

These figures relate to production targets specified in the annual goals for 2019. CDBG and HOME funding for these activities may target more households.

AP-60 Public Housing – 91.220(h)

Introduction

The Danville Redevelopment and Housing Authority will work with one family per year in a lease/purchase program where the Housing Authority will provide maintenance work on the home. Other than this activity, the Plans are for Senior Housing of 47 units.

Actions planned during the next year to address the needs to public housing

We are contributing to Danville Redevelopment and Housing Authority to build Senior Housing of 47 units that will accommodate low income seniors, the disabled, and veterans.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Danville Redevelopment and Housing Authority will continue to have resident councils at each housing development.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Danville Redevelopment and Housing Authority will work with one family per year in a lease/purchase program where the Housing Authority will provide maintenance work on the home. For this year, there are also funds towards a senior housing facility of 47 units for low income seniors, the disabled, and veterans.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Danville is active in the Danville/Martinville Continuum of Care, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Danville/Martinville Continuum of Care, the coalition of local homeless service agencies, conducts annual surveys of homeless individuals, including unsheltered persons. These surveys serve to help focus agency activities for the coming year, as well as provide documentation in response to HUD program requirements.

Addressing the emergency shelter and transitional housing needs of homeless persons

Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless. There is also a program for exoffenders released from prison to help they find jobs and a place to live, preventing them from becoming homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Danville has a program for families with one or more children to be sheltered temporarily, and a program to find work and a place to live for exoffenders. There is also a program to help individuals requiring shelter due to domestic violence or rape.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services.

Discussion

The participants in the Continuum of Care work closely together to meet the needs of homeless individuals and families through the continuum of services coordinated through the partnership. Several others programs work to keep families, individuals who are victims of domestic violence and rape, and exoffenders returning to society from becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

No public policies were identified that have negative effects on affordable housing development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

There are none.

Discussion:

Danville has worked to reduce the effects of public policy on affordable housing development over the past few years. While there are a number of market forces at work that make affordable housing development difficult, the impact of public policy is not a major factor.

AP-85 Other Actions – 91.220(k)

Introduction:

The City currently provides a variety of services to the residents of Danville, some funded by CDBG and HOME allocations, with private, State, and City funding bringing additional assets to bear on these problems. Below are some of the actions currently performed by the City or under consideration for the future.

Actions planned to address obstacles to meeting underserved needs

The City will continue to look for new funding sources for programs to address underserved needs. Funding is the major obstacle in providing the services needed to focus on the vast variety of issues that prevent families from breaking out of poverty and from living in the best, most affordable housing possible.

Actions planned to foster and maintain affordable housing

The City will consider providing financial assistance for Tax Credit Projects for affordable housing development to expand multi-family rental development projects and homeownership opportunities when those projects are present for review. Additionally, acquisition, soft costs and site development funds will be used for affordable housing development. Consideration for additional funding will be given upon completion of the pre-development phase.

Actions planned to reduce lead-based paint hazards

- Continue to meet HUD lead-based paint abatement standards in housing rehabilitation programs.
- Seek funding as it becomes available to provide testing and abatement of lead-based paint hazards in single-family housing where young children are present.
- Expand the stock of lead safe housing units through housing initiatives.
- Seek funding as it becomes available to provide for testing, abatement, training, and educational awareness.

Actions planned to reduce the number of poverty-level families

The City will continue its efforts in conjunction with the Continuum of Care to reduce the number of poverty-level families through the development of services needed to assist those families with educational opportunities, job growth, and life skills training through the various social service agencies operating in the city. The City continues to work to bring jobs to Danville through enticing companies to

located in or near the City.

Actions planned to develop institutional structure

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community development efforts.
- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Danville/Martinville Continuum of Care meetings, development of the Continuum of Care, and enumeration of point-in-time and homeless surveys. City staff will also continue its participation in other coalitions and study groups as the opportunity arises.

Discussion:

These actions are primarily the continuation of what the City is currently doing in the various areas. No major obstacles in the institutional structure have been identified that need to be addressed. The City is also satisfied with its efforts to coordinate with private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The following provides details on program specific requirements for each of the three entitlement programs, Community Development Block Grant and HOME Investment Partnership.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	72.51%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

The City will continue to support the many efforts of the non-profits and social service provider agencies in the community in their efforts to obtain funding from various sources for their programs.

Many of these organizations receive private donations to sustain their programs, and most apply for funding on the federal, state, and local level.

The availability of federal funds would enhance any of the listed programs and would mean that more services, and housing, could be provided. Because of the scarcity of any type of funding, the City has been working with various organizations to try to develop programs that would increase the leveraging capacity of federal funding mechanisms so that more money would be available for other needed endeavors. Better use of the existing resources is a main concern of everyone.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME recapture provisions established at §92.254(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the “*period of affordability*” but allows the City of Danville (the HOME participating jurisdiction i.e. PJ) to recapture, from “*net proceeds*” all or a portion of the HOME “*direct subsidy*” that enabled the homebuyer to buy the home. Recapture provisions are triggered by any transfer of title (voluntarily or involuntarily) during the “*period of affordability*”. There is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. The City will recapture the amount of the HOME “*direct subsidy*” provided to the original homebuyer on a pro-rata basis (see below) for the time the homebuyer has owned and occupied the housing measured against the required “*period of affordability*”. The City will not recapture more than is available from the “*net proceeds*”.

“*Period of affordability*” is based on the amount of the “*direct subsidy*” provided to the homebuyer. If the total HOME direct subsidy is under \$15,000, the period of affordability is 5 years; if the total direct subsidy is \$15,000 to \$40,000, the period of affordability is 10 years; if the total direct subsidy is over \$40,000, the period of affordability is 15 years.

“*Direct HOME subsidy*” is defined by the City as HOME funds (including program income) that enabled the homebuyer to buy the home and includes down payment assistance and any HOME assistance provided directly to the homebuyer that reduces the purchase price from fair market value to a reduced sales price. The difference between the fair market value and the purchase price is considered to be “*directly*” attributable to the HOME subsidy. The City will be using HOME funds for down payment assistance and for development of one (unit) by its CHDO (Southside Outreach

Group).

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and closing costs.

Calculation of pro-rata amount: Divide the number of years the homebuyer occupied the home by the "period of affordability"; multiply the resulting figure by the total amount of the "direct subsidy" originally provided to the homebuyer.

Number of years homebuyer occupied the home X Total direct HOME subsidy = Recaptured Amount

Period of affordability Amount

Written Agreement: A clear, detailed written agreement will be executed between the homebuyer, the CHDO (if applicable) and the City. This agreement will be separate from any loan instrument and will comply with the requirements of §92.504(c)(5). The written agreement constitutes a legal obligation. Enforcement of the recapture provisions will be enforced by the written agreement, the promissory note that is signed at closing and by reference in the deed. The purpose of these enforcement mechanisms is to ensure that the direct subsidy to the homebuyer is recaptured if the property is sold before the promissory period has been met.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME recapture provisions established at §92.254(a)(5)(ii), permit the original homebuyer to sell the property to any willing buyer during the *"period of affordability"* but allows the City of Danville (the HOME participating jurisdiction i.e. PJ) to recapture, from *"net proceeds"* all or a portion of the HOME *"direct subsidy"* that enabled the homebuyer to buy the home. Recapture provisions are triggered by any transfer of title (voluntarily or involuntarily) during the *"period of affordability"*. There is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. The City will recapture the amount of the HOME *"direct subsidy"* provided to the original homebuyer on a pro-rata basis (see below) for the time the homebuyer has owned and occupied the housing measured against the required *"period of affordability"*. The City will not recapture more than is available from the *"net proceeds"*.

"Period of affordability" is based on the amount of the *"direct subsidy"* provided to the homebuyer. If the total HOME direct subsidy is under \$15,000, the period of affordability is 5 years; if the total direct subsidy is \$15,000 to \$40,000, the period of affordability is 10 years; if the total

direct subsidy is over \$40,000, the period of affordability is 15 years.

“Direct HOME subsidy” is defined by the City as HOME funds (including program income) that enabled the homebuyer to buy the home and includes down payment assistance and any HOME assistance provided directly to the homebuyer that reduces the purchase price from fair market value to a reduced sales price. The difference between the fair market value and the purchase price is considered to be “directly” attributable to the HOME subsidy. The City will be using HOME funds for down payment assistance and for development of one (unit) by its CHDO (Southside Outreach Group).

Net proceeds” are defined as the sales price minus superior loan repayment (other than HOME funds) and closing costs.

Calculation of pro-rata amount: Divide the number of years the homebuyer occupied the home by the “period of affordability”; multiply the resulting figure by the total amount of the “direct subsidy” originally provided to the homebuyer.

Number of years homebuyer occupied the home X Total direct HOME subsidy = Recaptured Amount

Period of affordability Amount

Written Agreement: A clear, detailed written agreement will be executed between the homebuyer, the CHDO (if applicable) and the City. This agreement will be separate from any loan instrument and will comply with the requirements of §92.504(c)(5). The written agreement constitutes a legal obligation. Enforcement of the recapture provisions will be enforced by the written agreement, the promissory note that is signed at closing and by reference in the deed. The purpose of these enforcement mechanisms is to ensure that the direct subsidy to the homebuyer is recaptured if the property is sold before the promissory period has been met.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program,

including CDBG.

The City strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff work with subgrantees to ensure that these requirements are met and oversees internal operations towards the same goal.

Appendix - Alternate/Local Data Sources

BUDGET**PROPOSED
2020-2021****CDBG****Revenues:**

CDBG Entitlement	\$ 880,085.00	(1)
Program Income	\$ 24,000.00	
Total	\$ 904,085.00	

Expenditures:

General Administration	\$ 91,800.00	
City Housing Programs (Citywide)	\$ 285,645.00	
City Housing Admin.	\$ 268,600.00	
Fair Housing - (Subcategory of General Admi	\$ 10,000.00	
Public Facilities (public playground)	\$ 50,000.00	
Public Facilities (DRHA Community Center)	\$ 75,000.00	
Lease-purchase Pgm (Subcat. of Hsg Pgm)	\$ 2,000.00	(2)
Neighbors Helping Neighbors Program *	\$ 15,000.00	
CIC/Head Start*	\$ 38,000.00	
College Bound*	\$ 17,000.00	
Big Brothers/Big Sisters *	\$ 13,000.00	
Center for Housing Ed (DRHA)*	\$ 3,000.00	
Legal Aid*	\$ 7,040.00	
Ex-Offenders Program (PCCA)*	\$ 5,000.00	
Turn Up Youth Camp (DRHA)*	\$ -	
Haven of the Dan River*	\$ 9,000.00	
Temporary Shelter *	\$ 14,000.00	
TMD Financial Empowerment*	\$ -	
Westmoreland Neighborhood Organization*	\$ -	
Total	\$ 904,085.00	

At least 70% must benefit low- to moderate-i 88.74%

*Public Service (Cap 15%) 13.39%

Admin. (Cap 20%) 11.26%

HOME**Revenues:**

HOME Entitlement	\$ 268,392.00	(3)
Program Income	\$ 25,000.00	
Total	\$ 293,392.00	

Expenditures:

Housing Programs	\$ 81,420.00	
Housing Admin	\$ 21,000.00	(4)
Senior Housing - DRHA	\$ 100,000.00	
CHDO-Habitat for Humanity	\$ 50,000.00	
CHDO Set-Aside	\$ 37,247.00	(5)
CHDO Operation Expense	\$ 3,725.00	(6)
Total	\$ 293,392.00	

BUDGET TOTAL \$ 1,197,477.00

NOTES:

(1) CDBG Entitlement Estimated Same as Prior Year (SUBJECT TO CHANGE WHEN ACTUAL FIGURES ARE ANNOUNCED)

(2) Will cover expenses incurred by DRHA to operate the Lease-purchase Program

(3) HOME Entitlement Estimated Same as Prior Year (SUBJECT TO CHANGE WHEN ACTUAL FIGURES ARE ANNOUNCED)

(4) Admin cap is 10%

(5) CHDO set-aside required at a minimum of 15% Entitlement

(6) Equals 10% of CHDO Set-Aside

Council Letter

City of Danville, Virginia



CL-2343

New Business B.

City Council Regular Meeting

Meeting Date: 07/21/2020

Subject: Market Garden Access Property

From: William Sgrinia, Director of Parks, Recreation & Tourism

COUNCIL ACTION

Business Meeting: 07/21/2020

SUMMARY

One of the reoccurring issues with neighborhood parks is access and visibility. The City of Danville has the opportunity to increase access and visibility into Market Garden Playground by taking ownership of two lots on Washington Street.

BACKGROUND

The City of Danville strives to provide a park system that meets the current and future needs of its citizens. Park systems follow the trends of the community and support the health and wellbeing of all who choose to use them. Danville is in the process of completing a Parks Equity Plan. The plan will evaluate gaps in neighborhood parks and recommend changes based on community input. Based on input from citizens living near Market Garden Park, one of the issues with use of the playground, which was installed in 2019, is of access and visibility. Working with Community Development, the City is able to acquire ownership of two parcels of land fronting on Washington Street, which is currently owned by Mr. Kevin Hood. Mr. Hood will convey the property in exchange for satisfaction and release of \$11,147.88 in liens. By adding this property to Market Garden, we will, in the future, be able to add additional access off of Washington Street and provide better visibility of the playground area.

RECOMMENDATION

Staff recommends proceeding with acquiring the two lots on Washington Street owned by Mr Hood, for better access and visibility into Market Garden Park.

Attachments

Resolution

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2020-____.____

A RESOLUTION APPROVING AND AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY IDENTIFIED AS PARCELS 02116 and 02117 FOR CAPITAL IMPROVEMENTS AT MARKET GARDEN.

WHEREAS, The City of Danville intends to provide a road entrance to the playground at Market Garden along Washington Street to encourage its use; and

WHEREAS, Parcels 02116 and 02117 fronting on Washington Street have been identified as the most feasible location for such entry; and

WHEREAS, the owner of Parcels 02116 and 02117, Kervin Hood desires to convey them to the City to facilitate this project in exchange for the satisfaction and release of \$11,282.02 in liens directly assessed against Parcel 02117 and recording costs.

NOW THEREFORE, BE IT RESOLVED, by the City Council of Danville, Virginia that the conveyance of Parcels 02116 and 02117 in exchange for the satisfaction and release of those City liens assessed against Parcel 02117 is hereby accepted by the City of Danville, Virginia; and

BE IT FURTHER RESOLVED, by the City Council of Danville, Virginia hereby accepted authorizes the City Manager, Ken Larking, to execute on behalf of the City any and all documents as may be necessary to effect the transfer of Parcels 02116 and 02117 on Washington Street to the City.

APPROVED:

Mayor

ATTEST:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney