



DANVILLE CITY COUNCIL REGULAR MEETING AGENDA

MUNICIPAL BUILDING

July 15, 2025

7:00 PM

PRESIDING: Alonzo L. Jones, Mayor

**CITY COUNCIL
MEMBERS:** James B. Buckner, Vice Mayor
L.G. "Larry" Campbell, Jr.
Bryant Hood
Barry P. Mayo

Dr. Gary P. Miller
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, who have signed up to speak at www.danvilleva.gov/council or by contacting the Office of the City Clerk, 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, and shall have three uninterrupted minutes. A representative of a group may have up to five 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.

MEETING CALLED TO ORDER

ROLL CALL

INVOCATION - SHERMAN M. SAUNDERS

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine, have previously been discussed by City Council and/or introduced for First Reading. There will be no separate discussion on these items and they will be enacted by one motion. If discussion is desired by a Council Member or a citizen, the item(s) will be removed from the consent process and considered separately.

PUBLIC HEARING

- A. Consideration of Approval of Minutes from Regular Council Meeting held on June 17, 2025.
Council Letter Number CL - 2197.

Consideration of Approval of Minutes from Regular Council Meeting held on June 17, 2025.

- B. Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring Funds from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project.
Council Letter Number CL - 2114.

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring \$3,000,000 from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project and Appropriating the Same.

Final Adoption

NEW BUSINESS

- A. Consideration of the Fiscal Year 2025-26 Community Development Programs, One-Year Action Plan and the Five-Year Consolidated Plan.
Council Letter Number CL - 2175.

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.

- B. Consideration of a Request to Vacate an Unimproved Right-of-Way named Lee Court.
Council Letter Number CL - 2067.

1. Public Hearing
2. An Ordinance Vacating Approximately 0.43 Acres of Unimproved Public Right-of-Way, also known as Lee Court, Adjacent to Parcel Identification Numbers 74662 and 74664.

- C. Consideration of Designating a Portion of 18 Floyd Street as a Revitalization Area.
Council Letter Number CL - 2182.

A Resolution Designating a Portion of 18 Floyd Street as a Revitalization Area with Non-Housing

Buildings, or Portions Thereof, Appropriate for Economic Development.

- D. Consideration of Approving and Authorizing a Lease Agreement for Facilities at Caesars Virginia to the City of Danville.

Council Letter Number CL - 2187.

A Resolution Approving and Authorizing a Lease Agreement for Facilities at Caesars Virginia to the City of Danville to Provide a Location for a Satellite Visitor Center.

COMMUNICATIONS FROM VISITORS

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COMMUNICATIONS

A. City Manager

B. Deputy City Manager

C. City Attorney

D. City Clerk

E. Roll Call

ADJOURNMENT

Council Letter
City of Danville, Virginia



CL - 2197

CONSENT AGENDA A.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Approval of Meeting Minutes

From: Susan DeMasi, City Clerk

COUNCIL ACTION

Consideration of Approval of Minutes from Regular Council Meeting held on June 17, 2025.

Attachments

1. 06-17-25 - Meeting Minutes
-

June 17, 2025

The Second Regular June meeting of the Danville City Council was held on June 17, 2025, 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., Bryant Hood, Mayor Alonzo L. Jones, Gary P. Miller, Sherman M. Saunders, J. Lee Vogler, Jr., and Madison J.R. Whittle (8). Absent: Barry Mayo (1)

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

Mayor Jones presided.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member J. Lee Vogler, Jr. gave the Invocation followed by the Pledge of Allegiance by the Interns from City of Danville Department of Economic Development and Tourism.

ANNOUNCEMENTS AND SPECIAL PRESENTATIONS

Presentation: Update on 4-H Club
Presented by: Terrance Draper, 4-H Extension Agent

Mr. Draper gave Council a brief update on the 4-H Club, explaining that in a couple of days, the 4-H camp will start with 27 children attending. The Teen Club has been participating in local community events including the recent ladybug release. Mr. Draper thanked Virginia Tech and Virginia State for giving the teens a chance to compete in STEM activities. Any parents interested in programs can contact Mr. Draper at 434-799-6558 or email at terranced901@vt.edu.

Presentation: Bee City USA
Presented by: Lisa Wintrode, The Garden Club of Danville

Ms. Wintrode explained they were promoting the Bee City USA initiative and asked that Council vote for it at their next meeting. This program recognizes and supports communities committed to keeping pollinators like bees, bats, butterflies, birds, and other animals that play a vital role in keeping up the biodiversity and increasing pollinator habits.

CONSENT AGENDA

Mayor Jones opened the floor for a Public Hearing regarding Budget Appropriation Items. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 10, 2025. No one present desired to be heard and the Public Hearing was closed.

Council Member Vogler **moved** for adoption of the following Consent Agenda items:

Consideration of Approval of Minutes from Regular Council Meeting held on May 20, 2025.

Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from Casino Gaming Taxes to Fund Reimbursement to Danville Utilities

An Ordinance Entitled, Ordinance No. 2025-06.13, an Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenues from the Casino Gaming Taxes to Fund

June 17, 2025

a Reimbursement to Danville Utilities an Appropriation in the Amount of \$5,250,000 and Appropriating the Same.

Consideration of Amending the Fiscal Year 2025 Budget Appropriation Ordinance for Land and Water Conservation Grant.

An Ordinance Entitled, Ordinance No. 2025-06.14, an Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Increasing Revenue from Virginia Department of Conservation and Recreation – Land and Water Conservation Fund in the Amount of \$625,964 and to Provide for the Local Share in the Amount of \$625,964 for a total of \$1,251,928 and Appropriating the Same.

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

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

OLD BUSINESS

CONSIDERATION OF THE CITY OF DANVILLE BUDGET, CAPITAL AND SPECIAL PROJECTS PLAN, AND BUDGET APPROPRIATION ORDINANCE

Approving the Budgets of the Various Funds of the City of Danville for Fiscal Year 2026

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

RESOLUTION NO. 2025-06.13

A RESOLUTION APPROVING THE BUDGETS OF THE VARIOUS FUNDS OF THE CITY OF DANVILLE FOR THE FISCAL YEAR ENDING JUNE 30, 2026.

The Motion was **seconded** by Vice Mayor Buckner and carried by the following vote:

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

Fiscal Year 2026 Capital and Special Projects Plan for the City of Danville, Virginia

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2025-06.14

A RESOLUTION APPROVING THE FISCAL YEAR 2026 CAPITAL AND SPECIAL PROJECTS PLAN FOR THE CITY OF DANVILLE, VIRGINIA.

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

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

Budget Appropriation Ordinance for Fiscal Year 2026

Vice Mayor Buckner **moved** for adoption of an Ordinance entitled:

ORDINANCE NO. 2025-06.12

BUDGET APPROPRIATION ORDINANCE FOR FISCAL YEAR 2026.

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

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

NEW BUSINESS

REVIEW OF THE GENERAL FUND FINANCIALS AS OF MAY 31, 2025

City of Danville Chief Financial Officer Michael Adkins provided a financial update for the General Fund as of May 31, 2025, marking the 11th month of the fiscal year and 92% of the year completed. Revenues were \$152M, right on target at 92% of the budget. Mr. Adkins noted he was going to take this opportunity to update Council on where they were today since there were only two weeks left of this fiscal year; this information was current as of today. Real estate tax collections were nearly 100%, they need about \$1,500 more and believed the City will receive that tomorrow. Delinquent real estate taxes were under budget; they had budgeted \$1.1M and will receive about \$1M, about \$100,000 under budget. That will be made up by delinquent personal property tax collections which will be about \$100,000 over budget. Current year Personal Property and Business Tangible Property Tax collections will exceed the budget by approximately \$400,000. Local consumer-driven taxes were performing well this year and looked like they will exceed budget; they budgeted \$13M for this year and expect \$13.5M, about \$500,000 over for sales tax. Meals Tax will also exceed budget; it was budgeted at \$12M and was expecting \$700,000 more as the year closes. Business licenses did very well; the budget was \$7.6M and it looked like it will exceed that by about \$750,000. The driving force for that was a lot of construction companies doing work in the City over the last twelve months. Some of that may disappear in the next year, but that was taken into consideration for the budget for next year. Lodging taxes remain on target at \$3.5M for the year. The bank stock tax will be under budget; the budget was about \$1M and they will be about \$150,000 under budget. The budget for Interest and investment income was increased to provide the retirees a bonus, about \$725,000 and the City will be on target by the end of June. Casino taxes were outperforming budgeted expectations; earlier tonight, Council approved an additional appropriation of some of that additional casino tax money, but Mr. Adkins noted he believed they will still exceed the adjusted budget by about \$500,000 at the end of June.

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On the Expenditure side, as of May 31st, the City had spent 89% of the budget, about three percentage points behind through this year. Mr. Adkins stated he did not see anything of concern, they have been watching group health insurance which was unpredictable at times, but those claims still remain slightly below budget at this point in the year. Also, Departmental spending continued to be under budget as well. The next financial report will be in August; they will take the month of July to start closing the books for the year. The auditors have completed their preliminary field work and will be returning in September to close out the year with the City.

CONSIDERATION OF FISCAL YEAR 2026 PUBLIC TRANSPORTATION FUNDING

Mayor Jones opened the floor for a Public Hearing regarding Public Transportation Funding. Notice of the Public Hearing was published in the *Danville Register & Bee* on June 3, 2025, and June 10, 2025. No one present desired to be heard and the Public Hearing was closed.

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

RESOLUTION NO. 2025-06.15

A RESOLUTION AUTHORIZING AN APPLICATION BY THE CITY TO THE VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION FOR GRANTS FOR OPERATING AND CAPITAL COSTS FOR PUBLIC TRANSPORTATION FOR FISCAL YEAR 2026.

The Motion was **seconded** by Vice Mayor Buckner and carried by the following vote:

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

CONSIDERATION OF THE AUTHORIZATION OF A GRANT APPLICATION TO THE VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INDUSTRIAL REVITALIZATION FUND FOR \$1,000,000

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

RESOLUTION NO. 2025-06.16

A RESOLUTION APPROVING AND AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION BY THE CITY OF DANVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT – PLANNING DIVISION TO THE VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, INDUSTRIAL REVITALIZATION FUND AND THE CITY TO MATCH THE BALANCE OF THE “FIVE FORKS PROJECT” TO ELIMINATE BLIGHT.

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

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

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CONSIDERATION OF THE ISSUANCE OF DANVILLE IDA LEASE REVENUE BONDS

Vice Mayor Buckner **moved** for adoption of a Resolution entitled:

RESOLUTION NO. 2025-06.17

RESOLUTION APPROVING A PLAN TO FINANCE CERTAIN ECONOMIC DEVELOPMENT PROJECTS THROUGH THE ISSUANCE OF LEASE REVENUE NOTES BY THE INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE, VIRGINIA.

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

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

CONSIDERATION OF AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE FOR A GRANT FROM THE VIRGINIA TOURISM CORPORATION MARKETING LEVERAGE PROGRAM

Upon **Motion** by Vice Mayor Buckner and **second** by Council Member Campbell, an Ordinance entitled:

ORDINANCE NO. 2025-06.15

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE TO PROVIDE FOR A VIRGINIA TOURISM CORPORATION MARKETING LEVERAGE PROGRAM GRANT IN THE AMOUNT OF \$30,000, AND TO PROVIDE FOR THE LOCAL SHARE IN THE AMOUNT OF \$60,000 FOR A TOTAL GRANT OF \$90,000 AND APPROPRIATING THE SAME.

was presented by its **First Reading**, as required by City Charter, to lie over before final adoption.

COMMUNICATIONS

There were no communications from the Deputy City Manager, City Attorney, or City Clerk.

Council Member Vogler thanked Parks and Recreation for providing a wonderful children's festival this past weekend. It was fantastic to see so many young people and families out enjoying themselves. Mr. Vogler wished everyone a great rest of the week and looked forward to a great summer.

Council Member Campbell stated that it was exciting to see so many people at the children's festival, and stated that Council Member Hood and his wife's White on White event was impressive. Rev Campbell noted he was thankful for Danville, they have a good quality of life, they can enhance that, and stated he couldn't wait to see the other parks completed, it was going to be an exciting place to live. The atmosphere in the community was great and he was proud of the direction they were going in.

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Council Member Hood stated he wanted to advocate for one person in each household to learn CPR; it was something vital to each home. All communities throughout the City have special needs and all communities were unique, but the great part was they all work together as one city. If they continue to understand the needs of different areas and that some areas may need a little more attention than others, then it was a family working together. Mr. Hood encouraged citizens to follow the City website, danvilleva.gov for vital information about all things throughout the City. The Bee City initiative was a great thing and thanked them for coming out today.

Council Member Miller commented on how great his vegetable garden was when pollinated by bees; they need to protect the bees. Dr. Miller welcomed the interns from Economic Development and Tourism, and noted he went to the Juneteenth celebration in Sharswood, about 15 miles east of Gretna. It was a great celebration and well worth seeing. The concerts at Caesar's have started and there were a lot of great concerts going on this summer. Dr. Miller thanked everyone who went out and voted.

Council Member Saunders commented on the importance of Juneteenth celebrations and that it was nice to see bees that did not sting. Mr. Saunders noted this was the last Council meeting of the fiscal year, it was a great year, and an excellent financial report from Mr. Adkins.

Mayor Jones asked the bees for the Bee City Initiative to please stand up and thanked them for being in attendance tonight and speaking about their cause. Mayor Jones thanked Mr. Draper for giving an update on the 4-H club; it was nice to see his excitement and enthusiasm for the program and looked forward to speaking with him about skeet shooting.

The meeting was adjourned at 7:32 pm.

APPROVED:

MAYOR

ATTEST:

CITY CLERK

Council Letter City of Danville, Virginia



CL - 2114

CONSENT AGENDA B.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring Funds from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project.

From: Corrie Bobe, Director of Economic Development and Tourism

COUNCIL ACTION

An Ordinance Amending the Fiscal Year 2025 Budget Appropriation Ordinance by Transferring \$3,000,000 from the Gas Fund to the Economic Development Fund to Provide Funding for the Coleman Site Project and Appropriating the Same.

Final Adoption

SUMMARY

The grading project at the Coleman Site will prepare approximately 80 acres for industrial development, including construction of an access road and grading for a future rail extension. This work will significantly improve the site's marketability by elevating it to Tier 5 certification—the highest level in the Virginia Business Ready Sites Program—indicating it is fully ready for industrial use. The project has a total cost of \$17.43 million. To date, \$11.33 million in grant funding has been secured, including \$9 million from the Virginia Business Ready Sites Program and \$2.33 million from the Virginia Tobacco Region Revitalization Commission. Both programs require a local match and staff is requesting approval to utilize \$3,000,000 from the Gas Fund towards this match. Preparing the site will position the community to attract large-scale industrial prospects with high capital investment, utility usage, and job creation potential. The use of revenues from the gas fund is justified because this investment will promote economic activity that will lead to additional demand for utilities, which will spread the cost of those services to more customers. This will help reduce the need for future rate increases.

BACKGROUND

In 2011, the Industrial Development Authority (IDA) acquired a 158-acre rail-served industrial site on Gypsum Road, near Blue Ridge Fiberboard and Goodyear. Its proximity to major highways and access to robust utility infrastructure—including electric, water, gas, fiber, and sewer—make it well-suited for large-scale industrial development. However, the site has been passed over by potential projects due to its lack of site readiness, particularly the absence of a graded pad. To address this and enhance the site's competitiveness, staff pursued multiple funding sources to complete due diligence and support critical site improvements.

RECOMMENDATION

It is recommended that City Council approve an ordinance to appropriate funding for the Coleman Site project.

Attachments

1. Ordinance

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025____.____

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 BUDGET APPROPRIATION ORDINANCE BY TRANSFERING \$3,000,000 FROM THE GAS FUND TO THE ECONOMIC DEVELOPMENT FUND TO PROVIDE FUNDING FOR THE COLEMAN SITE PROJECT AND APPROPRIATING THE SAME.

WHEREAS, the Industrial Development Authority of Danville, Virginia (IDA) owns a 158.8-acre industrial site along Gypsum Road known as the Coleman Site; and

WHEREAS, the IDA has received grant funding from the Virginia Tobacco Revitalization Commission and the Virginia Economic Development Partnership through its Virginia Business Ready Sites Program to grade an 80-acre pad on this property to attract a large-scale industrial client; and

WHEREAS, the total cost to grade this site is \$17.3 million and both grants require a local match; and

WHEREAS, this site will also attract a large utility user and Danville Utilities will contribute \$3 million towards the local match through its Gas Fund to ensure this project moves forward.

NOW THEREFORE, BE IT ORDAINED. by the Council of the City of Danville, Virginia, that the Fiscal Year 2025 Budget Appropriation Ordinance be, and it is hereby, amended by increasing revenues from a transfer from the Gas Fund and appropriating the same, such revenue and appropriations to be as follows:

ANTICIPATED REVENUE

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Coleman/Gypsum Road Transfer In from Gas Fund	60924000-6153	<u>\$ 3,000,000</u>

ANTICIPATED EXPENDITURES

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Coleman/Gypsum Road	60924999-50	<u>\$ 3,000,000</u>

AND BE IT FURTHER ORDAINED, that a transfer from the Gas Fund revenue and appropriation is hereby authorized as follows:

TRANSFER FROM

<u>Description</u>	<u>Account No.</u>	<u>Amount</u>
Natural Gas Transmission Pipeline		
Transfer to Economic Development Fund	61788000-6017	\$ 3,000,000
Project Expenditures	61788999-50	(\$ 3,000,000)
Gas Capital & Special Projects		
CIP Budget Control	5340308-50000	(\$ 3,000,000)

AND BE IT FURTHER ORDAINED that this appropriation shall be a continuing appropriation and shall carry forward from year to year until expended for the purpose for which appropriated; and

BE IT FINALLY ORDAINED, that all other accounts and provisions of the Fiscal Year 2025 Budget Appropriation Ordinance, as amended, not hereby amended, shall continue in full force and effect unless and until hereafter further amended or repealed.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

Council Letter City of Danville, Virginia



CL - 2175

NEW BUSINESS A.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Consideration of the One Year Action Plan and the 2025-2029 Consolidated Plan.

From: Susan McCulloch, Division Director of Housing & Development

COUNCIL ACTION

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.

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 2025-2029 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 2025-29 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 \$127,000. This year, the agencies were again selected through a request for proposal process in accordance with HUD's guidelines. The City anticipates a total budget of \$1,199,074.29 for Fiscal Year 2025-26, comprised of \$863,381 CDBG funds, \$295,693.29 HOME funds, and \$35,000 estimated program income generated from loan repayments. 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 15, 2025 meeting. The deadline for submittal to HUD is August 16, 2025. The public review period for the one year plan is 30 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 2025-2029, which requires a 30-day review period. The comment period will be July 2, 2025-August 2, 2025.

RECOMMENDATION

It is recommended that City Council adopt the attached Resolution approving the 2025-2029 Consolidated Plan and 2025-2026 HUD one-year Action Plan.

Attachments

1. Resolution
 2. Public Notice 2025-2026
 3. 2025-2029 City of Danville Consolidated Plan and 2025-2026 Action Plan - HUD
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

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

WHEREAS, the United States Department of Housing and Urban Development will make available \$868,381 in Community Development Block Grant Entitlement funds and \$295,693.29 in HOME Entitlement funds in addition to an anticipated \$35,000 in program income for the Program Year July 1, 2025 to June 30, 2026 for eligible projects and activities in the Danville community; and

WHEREAS, the City is required to submit a Five-Year Consolidated Plan describing activities that will be undertaken with the aforementioned funds during the Fiscal Years 2025-2029; 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 the One-Year Action Plan and Five-Year Consolidated Plan.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

PUBLIC NOTICE
CITY OF DANVILLE
**2025-2029 CONSOLIDATED PLAN AND
2025-2026 ANNUAL ACTION PLAN**

The City of Danville is a participating jurisdiction under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME Investments Partnership programs. A prerequisite for the City to receive CDBG and HOME funds is the development of a Consolidated Plan. Basic goals are (1) Decent Housing, (2) Suitable Living Environment, and (3) Expanded Economic Opportunities. All funded activities must address one or more national program 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. The City has prepared a five-year Consolidated Plan and a one-year Action Plan that specifies projects and activities to be funded during the coming year. **The City's HUD grant is anticipated to be \$1,164,074.29 for fiscal year 2025-2026 (7/1/2025 – 6/30/2026), comprised of \$868,381.00 CDBG funds; \$295,693.29 HOME funds; and \$35,000 estimated program income. The total program budget is \$1,199,074.29.**

Public Meetings will be held on:

The City will hold a Public Hearing on **Tuesday, July 15, 2025 at 7:00 pm** in **City Council Chambers** to solicit comments on the 2025-2029 Consolidated Plan and the 2025-2026 Action Plan. Two additional public meetings will be held on:

Wednesday July 23, 2025	4:00PM – 6:00PM	Danville Public Library, 1st floor
Friday, July 25, 2025	11:00AM – 1:00PM	Danville Public Library, 1st floor

I. 2025-2026 Proposed CDBG Budget

A. Anticipated Revenues

CDBG Entitlement	\$ 868,381.00
Estimated Program Income	<u>5,000.00</u>
	873,381.00

B. Proposed Expenditures

CDBG Admin H & D	\$ 163,676.00	
City Housing Rehab Program Activities	222,705.00	
Fair Housing	10,000.00	
Public Parks	50,000.00	
Rehab Program Delivery Costs	300,000.00	
Haven of the Dan River	14,000.00	
House of Hope	10,000.00	
Neighbors Helping Neighbors	14,000.00	
Legal Aid	18,000.00	
Big Brothers/Big Sisters	11,000.00	
Temporary Shelter	14,000.00	
CIC/Head Start	35,000.00	
Boys and Girls Club/College Bound	<u>11,000.00</u>	
TOTAL	\$873,381.00	\$873,381.00

II. 2025-2026 Proposed HOME Budget

A. Anticipated Revenues

Estimated Program Income	\$ 295,693.29
	<u>30,000.00</u>
	325,693.29

B. Proposed Expenditures

Housing Programs	\$ 251,693.29	
Home Administration	29,500.00	
CHDO Habitat for Humanity	<u>44,500.00</u>	
TOTAL	\$325,693.29	\$325,693.29

III. Budget Total

\$ 1,999,074.29

For More Information and Reading Copies

For more information, contact Susan McCulloch at the Community Development Department, **427 Patton Street, P.O. Box 3300, Danville, VA 24543**, Phone: (434) 799-5260 ext.#3236, or Email: mcculse@danvilleva.gov. The additional contact person is Dana Kern at the Community Development Department **427 Patton Street, P.O. Box 3300, Danville, VA 24543**, Phone: (434) 799-5260 ext.#2508 or Email: kerndn@danvilleva.gov. **Copies will be available for review at the following locations in Danville:** Community Development Office (427 Patton Street, Rooms 207 & 211), The Danville Public Library (511 Patton Street) and the Danville Redevelopment and Housing Authority (135 Jones Crossing).

The 30-day comment period will be Thursday, July 3, 2025 – Monday, August 4, 2025

Executive Summary

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

1. Introduction

The Consolidated Plan serves as a long-range 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 Housing & Urban Development (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 2016-2020 CHAS provided by HUD. Other data sources include the 2020 U.S. Census and other information gathered locally, including the West Piedmont Better Housing Coalition, which is the regional 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 ensure 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

The City of Danville has continually worked to make Danville a safe and prosperous community. The funding from HUD in the form of Community Development Block Grant and the HOME Investment Partnership Program has been instrumental in successfully funding housing rehabilitation activities to lower income families, and the elderly households unable to maintain their homes and keep them up to code. The City has also helped local homeless shelters increase size to accommodate men, women, children and families with safe, healthy shelter and help them find employment, housing, health care, and educational opportunities. Details of past performance can be found in the City's yearly Consolidated Annual Performance and Evaluation Reports (CAPER).

4. Summary of citizen participation process and consultation process

The City has a Citizen Participation Plan that details how the public are informed about how the CDBG and HOME grant monies are used to get the best use of the funds to rehabilitate housing, create more needed housing, updating public infrastructure, and other priority needs of the community. The public is informed and invited to meetings at City Hall, the City's Council Meetings, through information made available at public places such as the Danville Library, Averett Library, Danville Redevelopment and Housing Authority, and in Spanish at several locations. **(Details should be inserted with dates and times for all meetings.)**

5. Summary of public comments

Numbers of comments should be inserted

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

No comments were rejected.

7. Summary

This plan provides the framework through which Danville manages its federal entitlement programs regarding community development and low income and homeless assistance. Much information is provided through HUD Econ System, HUD's CHAS (Comprehensive Housing Affordability Strategy), HAMFI (HUD Area Median Family Income) information, and Census Information. The City also works with local service providers and other concerned citizens to develop the strategic plan and the 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 the City of Danville.

Consolidated Plan Public Contact Information

City of Danville

Community Development Department

Housing and Development Division

P.O. Box 3300

Danville, Virginia 24543

Attn: Kenny Gillie, Jr. CFM Community Development Director

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 associated services/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 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 to 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 service providers, as well as other governmental agencies with specific responsibilities for homeless individuals and/or homeless 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 Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participate in regularly scheduled meetings and also 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 comprise the membership of the 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 participate 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 and Girls Club
	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	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?	Emailed ConPlan for comment.
4	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?	Emailed ConPlan for comment.
5	Agency/Group/Organization	Big Brothers Big Sisters
	Agency/Group/Organization Type	Services-Children Services-Education
	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?	Emailed ConPlan for comment.
6	Agency/Group/Organization	House Of Hope
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	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?	Emailed ConPlan for comment.
7	Agency/Group/Organization	Haven of the Dan River Region, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth 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?	Emailed ConPlan for comment.
8	Agency/Group/Organization	Danville Department of Social Services - Temporary Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Emailed ConPlan for comment.
9	Agency/Group/Organization	Danville Department of Social Services - Neighbors Helping Neighbors
	Agency/Group/Organization Type	Services-homeless Utility arrears assistance for low-income residents
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Emailed ConPlan for comment.
10	Agency/Group/Organization	West Piedmont Better Housing
	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?	Emailed ConPlan for comment.
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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		

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(l))

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, homelessness and community development needs and other local challenges as covered by the Consolidated Plan.

Narrative (optional):

The development of the Consolidated Plan and the component Strategic Plan and Annual Action Plan require the partnership and help of local non-profit community and other organizations. Specific priorities are identified and ranked through participation in meetings. The City relies on its ongoing relationships with and input from these organizations, in order to ensure that such opinions and observations are incorporated into the Consolidated 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

The citizen participation process for Danville involves publishing a public notice ad in the local Danville newspaper to inform the public of the specific agencies/organizations and activities that will be funded with CDBG and/or HOME funds, depending on the particular activity. A public hearing is then held at City Council chambers to gather comments from the public regarding the 2025-2029 Consolidated Plan, as well as the 2025-2026 Annual Action Plan. Finally, two additional public input meetings are held to consult the public

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)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment looks at a variety of housing, homelessness, community development, and non-homeless special needs through the information obtained from 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 lack of housing, overcrowding, cost burden (spending 30% to 50% or more income on housing), and the magnitude of special needs populations such as elderly, frail elderly, persons with HIV/AIDS and the disabled. As shown in the following analysis, cost burden and extreme cost burden has a considerable impact on households in Danville, particularly the elderly and lower income households. Measures of housing conditions, (incomplete kitchens, no bathrooms, cloth insulated electric wiring, cast iron or lead water pipes) provides an idea of the conditions of some of the old housing still in use in the City. Other needs are covered by Section 8 housing conditions, Section 8 wait list, and various data related to 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 overview of the housing needs and problems in Daville, including lack of kitchen facilities and indoor plumbing, 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 income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). For rental households, cost burden is the most common housing problem, with almost 60% of all renter households earning below 100% of the AMI (area median income) paying more than 30% of their income on housing expenses. Cost burden is also common for owner households where 41% 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% 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 4% living in units with incomplete plumbing or kitchen facilities.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	42,450	40,670	-4%
Households	18,560	18,265	-2%
Median Income	\$32,315.00	\$37,147.00	15%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,520	2,565	3,715	1,825	6,640
Small Family Households	1,135	895	1,210	450	2,795
Large Family Households	90	30	185	150	440
Household contains at least one person 62-74 years of age	770	550	1,220	560	1,790
Household contains at least one person age 75 or older	334	650	630	285	765
Households with one or more children 6 years old or younger	619	259	554	190	490

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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	15	20	65	0	100	35	10	10	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	0	75	0	79	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	0	0	0	80	0	4	10	35	49
Housing cost burden greater than 50% of income (and none of the above problems)	1,380	230	20	0	1,630	555	265	85	45	950
Housing cost burden greater than 30% of income (and none of the above problems)	500	795	625	45	1,965	190	195	470	105	960

Demo

	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
Zero/negative Income (and none of the above problems)	145	0	0	0	145	95	0	0	0	95

Table 7 – Housing Problems Table

Data 2016-2020 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	1,480	250	160	0	1,890	585	275	100	80	1,040
Having none of four housing problems	1,060	1,260	1,695	925	4,940	395	780	1,755	820	3,750
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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	900	390	165	1,455	30	210	150	390
Large Related	80	30	75	185	4	4	0	8
Elderly	304	344	180	828	535	150	360	1,045
Other	700	275	225	1,200	210	105	45	360

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,984	1,039	645	3,668	779	469	555	1,803

Table 9 – Cost Burden > 30%

Data 2016-2020 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	0	0	80	80	10	95	0	105
Large Related	0	0	30	30	0	4	0	4
Elderly	205	109	20	334	390	120	50	560
Other	0	485	25	510	155	0	0	155
Total need by income	205	594	155	954	555	219	50	824

Table 10 – Cost Burden > 50%

Data 2016-2020 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	84	0	0	0	84	0	0	10	0	10
Multiple, unrelated family households	0	0	0	0	0	0	4	0	35	39
Other, non-family households	0	0	75	0	75	0	0	0	0	0
Total need by income	84	0	75	0	159	0	4	10	35	49

Table 11 – Crowding Information – 1/2

Data 2016-2020 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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

According to surveys done in the past, there were 7,118 single person households in Danville (37.5% of all Danville 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.

Approximately 20% of the population reports a disability. It is believed the number of disabled is closer to 40%. Many of these people require housing assistance due to living in older homes that haven't been maintained, or rentals that are costing between 30% and 50% of the households income.

What are the most common housing problems?

There are two main problems with housing in Danville. One is the age of the housing stock, and a lack of building of new stock. Only 39 houses were built since 2020, and 380 houses were built between 2010 and 2019. 3,137 were built between 1980 and 1999. Most houses were built prior to 1980 – 18,235. Some of these homes are very old. Some of them have knob and tube wiring, aluminum wiring, and cloth-insulated wires, all of which are fire hazards. Plumbing is made of galvanized steel, cast iron, and even lead pipes. This can lead to major water problems and even health risks.

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

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

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:

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

Discussion

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 2016-2020 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%, 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 a disproportionately greater need within each income group for a 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	2,755	765	0
White	725	320	0
Black / African American	1,700	400	0
Asian	10	4	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	10	0
Hispanic	60	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 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	1,515	1,050	0
White	645	540	0
Black / African American	845	460	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	20	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 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%

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	1,350	2,360	0
White	470	1,100	0
Black / African American	770	1,075	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	60	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 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%

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	225	1,595	0
White	110	785	0
Black / African American	105	730	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	55	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 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%

Discussion

The population of Danville was 47.6% White, and 48% African American, according to the 2020 U.S. Census. The next largest population group was Hispanic at 4.4%. The remaining racial groups are small, with 1.4% Asian and much less for the others. The data show that Black/African American in the 30-50% and 50-80% income ranges show disproportionately greater need.

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 2016-2020 CHAS data constructed from data collected by the U.S. 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% 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 the four lower income groups – 0-30 percent of area median income, 30-50 percent of area median income, 50-80 percent of area median income and 80-100 percent of area median. The discussion following the tables will identify disproportionately greater need within each income group for each 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	2,065	1,455	0
White	620	425	0
Black / African American	1,165	935	0
Asian	0	14	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	10	0
Hispanic	55	4	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*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	525	2,040	0
White	165	1,020	0
Black / African American	345	965	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	20	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*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	260	3,450	0
White	85	1,490	0
Black / African American	170	1,675	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	125	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*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	80	1,745	0
White	45	845	0
Black / African American	20	810	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	55	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*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

The Hispanic or Latino population increased by 19% from 2010 to 2022. The poverty level has fluctuated, and it peaked at 50.8% in 2017. The poverty rate has improved in 2024 to 25%, which is still much higher than the 12.4% national average. While Danville's overall median household income has increased over the past 5 years, Black and Hispanic households have experience fluctuating and stagnating incomes.

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 2016-2020 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 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	12,245	3,070	2,715	245
White	6,095	1,090	825	150
Black / African American	5,235	1,795	1,575	80
Asian	135	25	0	4
American Indian, Alaska Native	4	4	4	0
Pacific Islander	0	0	0	10
Hispanic	445	70	80	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In 2010, 23% of households in Danville spent between 30% and 50% of their income on housing, similar to the 24% in Virginia as a whole. By 2022, this percentage decreased to 19% while it remained steady at 23% in Virginia. However, households spending 50% or more of their income on housing were higher than the state average, with 27% in 2010 and 23% in 2022, compared to Virginia's 21% and 22%, respectively. A significant portion of Danville's population is heavily burdened by housing costs compared to income.

In 2022, Danville's median home value was \$102,000, much lower than the state average of \$339,800. The median contract rent was \$541, compared to Virginia's \$1,246. Therefore, while housing is more affordable in Danville, the household income is much lower, less than half of Virginia's median household income. This leads to a high rate of severe cost burden in the City.

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?

The poverty rates in Danville have changed significantly over the years. The overall City rate increased from 11.4% in 2010 to 23% in 2022. Much of this is likely due to the loss of businesses that could not survive the Pandemic during this time.

White household poverty rate remained stable, while Black households saw an increase in the poverty rate, rising from 32.3% in 2010 to 34.7% in 2017, then slightly decreasing to 32.2% in 2022. Hispanic households faced the most severe changes, with the poverty rate climbing from 23.1% in 2010 to 50.8% in 2017 before declining to 34.1 in 2022.

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

One need that has not been previously identified is Household Food Security, defined as being within a 15 minute walk to a grocery store, supercenter, or supermarket. There is a strong correlation between racially/ethnically segregated neighborhoods, extreme poverty, and limited household access to a variety of healthy food. In these areas, small convenience stores are close by, but only provide limited canned food, snacks, candy and other unhealthy choices.

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

The City center (downtown) and areas south of the Dan River show housing built between 1940 and 1979. In the northern and western sections, like Fox Hollow and Birnam Wood areas show housing built between 1939 and earlier, with construction from 1980 onwards. The City's southeastern region shows minimal housing development. Tracts located in the southern and western parts of the City with a relatively high population of Hispanic households.

NA-35 Public Housing – 91.205(b)

Introduction

The Danville Redevelopment and Housing Authority operates 454 public housing units in five developments, 54 are low-income tax credit units. They manage 879 vouchers, 27 in the Family Unification Program. The average annual income of their public housing residents is about \$7,612 and for voucher holders have an average annual income of \$10,582. The average length of stay for public housing residents is five years, and for voucher holders is six years. These residents include elderly and persons with disabilities. The largest racial/ethnic groups are African-American, and a smaller number of White and Hispanic.

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

Demo

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, that are free of obstacles that would prevent access to bath and kitchen facilities and are designed for those with disabilities to have access to cabinets and cooking surfaces for food preparation, and access to bathing facilities. Danville Redevelopment and Housing Authority provides these accessible units within the complexes and will 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 seeking two-bedroom units, 7.5 percent needed three-bedroom units, and the remaining wanted four or more bedrooms[AR1] .

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

The housing needs of the public housing wait list reflect the rental population at large in Danville.

Discussion

The wait list was more than the total public housing units being operated by the PHA, while the Section 8 list was more than 61% 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.

NA-40 Homeless Needs Assessment – 91.205(c)**Introduction:**

The following table provides an estimate of homeless individuals and families withing several categories. These numbers are taken from the previous Point in time count done in January of 2023. The people doing the counts look in shelters, under bridges, in abandoned buildings, and in parking lots. There were 15 homeless and 11 people at the House of Hope Homeless Shelter. These counts do not include homeless people staying with family members or friends

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):

The Danville/Martinville CoC 2023 Point-in-time Count indicated a total of 15 people experiencing homelessness and 11 people staying in the House of Hope Homeless Shelter. These Counts have always been short of volunteers assess the homeless population in the area. Another problem has been finding many of the homeless as there are many abandoned homes and buildings in the area.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	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:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The House of Hope reported a total of 374 people for the year 2023, which increased to 551 people in 2024. There are no records of veterans in these counts. The Shelter has been rehabilitated to enlarge it and to provide space for families, women with children, single women and single men to try to accommodate all types of homeless people. The Danville Social Services has a Temporary Shelter program that helps families temporarily by putting them up at local hotels. These are usually women with children or complete families, but no information as the veteran status is kept.

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

There are a variety of people who call the shelter home. Between Black and White guests, they are close to even, with a few more male than female, and a few more Black than White.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Between 2023 and 2024, the number of people seeking shelter at the House of Hope increased by 177 people. That would not include people who came to the shelter and were turned away because there was no more room. The housing in Danville has gotten very expensive for the incomes earned in the area, even though the housing costs are lower than other areas in the state. The last Point-in-count done in 2023 showed 15 people unsheltered. That would not include those people who were not found.

Discussion:

Although the data available on homelessness in Danville is limited, it appears that a large number of people are homeless on any given day. Data on numbers of homeless is not available from the Danville/Martinsville CoC, nor any data on race.

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

Introduction:

Non-homeless special needs population includes elderly people, frail elderly people, persons with developmental disabilities, mentally ill, substance abusers, and people living with HIV/AIDS. They live either with families, in group facilities, or independently. Many of these persons are having their needs met without assistance, or with parents, with the future of their independence being at risk.

Describe the characteristics of special needs populations in your community:

These groups have problems and needs similar to the general population, but they have an increased risk of homelessness due to the fragile nature of their existence. Some rely heavily on others for their care, or they live on fixed incomes which makes them vulnerable to hardships caused by sudden demands on their resources, as do others with housing cost burdens. Added to these issues are those with drug addiction problems, drinking problems, and health issues connected with HIV/AIDS and other diseases related to these problems. Persons with physical and developmental disabilities often require special facilities and caretakers to help with daily living. Often the caretaker is a parent, and the child could outlive the parent. If the child outlives the parent, other arrangements must be made for their care. These issues 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, unemployment and the resulting loss of income/insurance, counseling and support groups, medical care/prescription medications, mobility assistance in normal daily activities, and rehabilitative care due to falls or injuries.

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

There are approximately 140 people with HIV/AIDS in Danville. There is no information as to family characteristics.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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

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. The City has several community centers to help accommodate low income children with a safe place to go. The Hughes Center Mental Health Clinic opened recently. There is the Ballou Recreation Center, Westover Hills Community Center, and the Glenwood Community Center, but there is a need for more public recreation/community centers in Danville due to large areas not accessible to these community centers.

How were these needs determined?

In prior years the City conducted a survey of residents and service providers asking their input into the ranking process for uses of CDBG funds. The survey was available online and discussions of ideas of having City engineers target areas where improvements can be implemented were brought up. This survey was a useful tool to include community concerns and preferences as to needs. Parks in the City have been rehabilitated and splash pads added in some areas. A large park is being constructed by the Main Street bridge into the City.

Describe the jurisdiction's need for Public Improvements:

There are issues that need addressed in any city, and the City of Danville is no exception. Transportation in the City needs improved. Individuals working at night and in certain parts of the City do not have access to the City's bus service. There is a need for more housing not just for low income but for all income levels. The City is bringing in more businesses and jobs, which will mean the need for more people and places for them to live. There are large areas in the City where people without their own personal transportation do not have access to grocery stores or supermarkets for food. For some, they have no transportation to doctors and hospitals.

How were these needs determined?

The online survey from several years ago has led to ongoing projects as money comes available for ideas brought from the public.

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

The online survey from several years ago has led to ongoing projects as money comes available for ideas brought from the public.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The local housing market affects the availability and affordability of housing. Due to the lack of new construction, influx of new jobs, influx of new residents and Caesars Virginia, there is a housing shortage. Homes have been purchased as short-term rentals to accommodate the tourists, so many people have either been priced out of their rental apartments and homes or the use has changed from regular rental to short-term rentals. Due to Ken Danter's Housing Strategies report for Danville, developers are being strongly recruited to help meet the number of units needed at the time of the release of the August 2022 report and future need of 18 months past that date (September 2024). Since 2022, over 400 units have been added to the housing inventory, which causes opportunities for housing as a ripple effect as those move in and others move up.

Due to Danville's aggressive blight removal program, the 1-unit detached structure and 2-4 units have decreased, but the 1-unit attached structure, 5-19 units, 20 or more units, and mobile home/boat, etc. has increased. 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 68 percent of households residing in single-family detached structures, while 27 percent reside in structures with two or more units. Approximately 55 percent of households are homeowners, with 74 percent of owner households living in housing units with three or more bedrooms. With over 5,745 multifamily units serving over 9,000 renter households, the data suggest that over 3,500 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 (31%) and owner (74%) households suggests that there could be a 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	14,930	68%
1-unit, attached structure	415	2%
2-4 units	1,705	8%
5-19 units	2,775	13%
20 or more units	1,265	6%
Mobile Home, boat, RV, van, etc	925	4%
Total	22,015	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	325	4%
1 bedroom	190	2%	1,960	22%
2 bedrooms	2,220	24%	4,025	44%
3 or more bedrooms	6,760	74%	2,775	31%
Total	9,185	100%	9,085	101%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 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 577 public housing units and 1657 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 databases indicates that there are 719 private and nonprofit subsidized housing units in Danville. Of that total, 106 units are in communities with a loan maturity date of 2050, with the remaining 153 are senior units in a community with a loan maturity date of 2060. 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 percent of all households in Danville reside in attached and detached single-family homes. The availability of smaller single-family homes is due to Danville's history as a mill town with small bungalow homes to accommodate the working population as well as medium and larger homes depending on the neighborhood due to the income and larger families needing the Victorian homes to grow in. Due to the need for upsizing and downsizing in homes Housing & Development is recruiting developers to build 3 bedroom, 2 bathroom homes for growing families and smaller cottages for the active living population. Workforce housing is being added to the inventory as developers add 20% workforce housing in their developments to qualify for VA Housing's programs. According to the Danter Study, there is a housing shortage of 834 single-family homes and 2,323 multifamily units. The announcement of Microporous entering the region, which is a battery separator manufacturer locating in the Southern Virginia Megasite at Berry Hill, has increased the need for multifamily rentals to another 900 units. Microporous is investing \$1.3B and hiring over 2,000 employees.

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 (74%). By comparison, only 31 percent of renter households reside in units with three or more bedrooms. Two-bedroom renters consist of 44% of the population, which could mean that if there are children, the second bedroom could be a space shared by more than two children, or an office or guest room. The one-and two-bedroom units would be adequate for couples, singles, or small families. New housing needs are three-bedroom units to accommodate larger or extended families and workforce housing and affordable housing.

Discussion

As was the case in the 2020-2025 Consolidated Plan, the largest sector of housing units in Danville are in single-family structures 70%, which is less than the 74% in the previous Con Plan. Of renter households, most (66%) live in units with two or fewer bedrooms. People moving to the community due to various reasons, including company expansion or location, show that in 2025, the Danville area is growing rather than shrinking. There is a need for all housing types according to Ken Danter's Housing Strategies, which range from 1-bedroom to 3-bedroom units and single-family homes. Senior homes and apartments are also in demand. There will be a new 52-unit apartment complex using funding from LITHC, National Housing Trust Fund, VA Housing Trust Fund, HIEE funds, FHLB of Atlanta funds, ASNH funds, and VA Housing REACH funds, called the Seeland Valley Apartments. This development will be a great addition of housing stock for the aging population. There is a modest inventory of HUD insured rental units in Danville (719 units) with maturity dates for 259 of the units in 2050 and 2060, 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 2009, the median home value in Danville was \$88,600. By 2020, the median value had increased by 8% to \$95,500. Rental costs had similar, though somewhat higher, increases rising 9 percent from \$424 in 2009 to \$463 in 2020. In Danville, 58.1 percent of renter households paid less than \$500 per month in rent. Just 11 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: 2020	% Change
Median Home Value	88,600	95,500	8%
Median Contract Rent	424	463	9%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,280	58.1%
\$500-999	3,400	37.4%
\$1,000-1,499	345	3.8%
\$1,500-1,999	4	0.0%
\$2,000 or more	45	0.5%
Total	9,074	99.9%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,200	No Data
50% HAMFI	3,320	1,625
80% HAMFI	6,275	3,500
100% HAMFI	No Data	4,515
Total	10,795	9,640

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	530	625	793	1,060	1,179
High HOME Rent	470	530	700	927	1,025
Low HOME Rent	470	530	646	746	832

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The very low-income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. Prices in rent in Danville have increased due to the lack of choices in rental options and the increase in short-term rental homes due to tourism opportunities. Since no homes are 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 11 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 share homes with other families, living in 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?

Due to functionally obsolete housing options and older homes that are affordable in the monthly mortgage price but are less energy efficient, driving up the costs of utilities, homeownership is not affordable to the low-income and very low-income households, especially to those severely cost burdened. With Danville's improving economy, that pressure on homeownership is likely to increase as the housing market recovers from the pandemic and tariffs are affecting the price of new construction. Mortgage interest rates have also increased and those in the banking industry do not foresee a decrease in the future. Danville is introducing a downpayment assistance program to those earning from 81-95% of the AMI, which provides an opportunity for a \$5,000 forgivable loan towards the downpayment or closing costs of a home. This may help those who may not have otherwise afforded a home have a chance at home ownership. New construction and adaptive reuse add approximately 1,300 multifamily units to the market by 2030. 412 rental units have just been added (2024 and 2025).

Rents, however, have varied since the 2010 Census. The rents for 4-bedroom units have decreased from \$1,205 for Fair Market Rate to \$1,179. rose at a faster pace, 35 percent between 2000 and 2011. One-bedroom units have changed from \$522 for fair market, high HOME and low HOME to \$625, \$530, and \$530. The rents for efficiencies have changed from \$500 (fair market), \$500 (high HOME) and \$490 (low HOME) to \$530 (increase), \$470, and \$470, which are both decreases. So, some efficiencies are more affordable while other unit prices have increased.

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. 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. Hopefully, adding more units of all types to the market will assist in lowering the prices or prevent them from increasing too much.

Discussion

Different factors in the housing market, rising prices across the US in goods, supplies and services, competition from short-term rentals, and functionally obsolete housing stock, have caused prices to increase over the past decade. Danville's goal of increasing units in the housing supply over the next five years will hopefully keep prices from rising. Rents, on the other hand, have both increased in decreased since 2010, which may provide better rental opportunities depending on the quality of the units.

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 in those units. In Danville, four conditions are represented as housing problems, including lack of kitchen facilities, lack of plumbing facilities (some homes still have outhouses), more than one person per room, and cost burden (paying more than 30% of household income for housing expenses or severe cost burden (paying more than 50% of household income for housing expenses). The data show that 21 percent of homeowner households and 43 percent of renter households have one housing problem or condition. The problem is usually cost burden or a substandard condition. Eighty-five percent of owner occupied housing and seventy-seven percent of renter occupied housing was built before 1980, making them possible sources of lead-based paint contamination. This condition is especially a major problem in households with children. With 835 houses built before 1980, this is an issue and most of these are lower income housing.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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, walls, ceiling, or roof, or roof leaking due to compromised roofing materials. Many units may be unfit for human occupation if several or even all of these conditions is present.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,115	23%	3,925	43%
With two selected Conditions	35	0%	110	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,035	77%	5,050	56%
Total	9,185	100%	9,085	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	285	3%	449	5%
1980-1999	1,200	13%	1,765	19%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	5,705	62%	4,365	48%
Before 1950	1,985	22%	2,500	28%
Total	9,175	100%	9,079	100%

Table 33 – Year Unit Built

Data Source: 2016-2020 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	7,690	84%	6,865	76%
Housing Units build before 1980 with children present	529	6%	134	1%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 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 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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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, includes 85 percent of all owner housing and 77 percent of rental housing. Six percent of owner housing and two percent of rental housing units built prior to 1980 are occupied by families with children, about 835 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate- income groups as they age. The oldest neighborhoods found are where the poorest residents are found. Therefore, it is

reasonable to assume that most of the 835 units in Danville built prior to 1980 and occupied by families with children are 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 throughout the City of Danville with the City's CDBG and HOME funding, provide owners of owner-occupied, single-family housing with loans or grants to facilitate needed repairs that have not been done by current or previous owners over the years. These repairs include structural and cosmetic repairs both inside the unit and outside. Testing for lead-based paint hazards is done both inside and outside of older housing units.

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

Introduction

The Danville Redevelopment and Housing Authority operates 483 public housing units and 851 vouchers in their efforts to assist low income residents of Danville. The agency operated five public housing developments. Inspection scores for the developments range from 68 to 94, with the majority in the upper scores.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 36 – 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 6 five bedroom units. These units are well maintained and in good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - 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 units in the future.

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

DRHA constantly works to keep public housing units in good condition. Units are upgraded as needed to maintain marketability.

Discussion:

Public housing units in Danville are maintained by the Danville Redevelopment and Housing Authority. Units are kept repaired, and upgraded when needed. There are no plans to do major renovation or revitalization to the public housing units.

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

Introduction

The data provided are from local shelters in Danville Va. Emergency shelter beds are provided by Social Services as a temporary shelter for up to one week. Haven of the Dan provides shelter for male and female clients with or without children who are escaping abuse. The transitional beds are provided by the House of Hope for 30-60 days as the homeless are helped with training and finding jobs.

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	4	0	0
Households with Only Adults	110	0	16	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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 suitable for job interviews, food and transportation. All depend on mainstream services to supplement those offered in-house. These include transportation, dental care, legal assistance, health and mental health care, job training, and child care.

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 has the services of a wide range of organizations that help to address the needs of homeless individual and families, such as:

Hope of Hope - emergency shelter, food, counseling, referral and assistance in finding permanent housing and jobs

God's Storehouse - food pantry

The Salvation Army - hotel vouchers for homeless persons, lunch program, clothes.

Danville Regional Medical Center - takes in homeless people in need of medical attention

Pittsylvania County Community Action - works toward elimination of poverty, transportation, congregate meals, senior services, and day care

Southern Virginia Mental Health Institute - psychiatric treatment

Danville Social Services - Emergency temporary shelter and other services.

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 other much needed services. As a part of these programs, emergency shelters, transitional housing, drug treatment programs and other needed services are provided

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

Introduction

Special needs populations in Danville include the elderly, the frail elderly, disabled persons, persons with mental or developmental disabilities, person with HIV/AIDS, and persons with substance abuse issues. Many of these persons are currently having their housing and service needs met without or with limited public assistance. The services could be provided by family, particularly parents, friends, or caregivers. These are mostly temporary and subject to changing. The community needs to prepare for future needs when the current assistance is no long available. For instance, parents caring for children will become ill or die and the children will need some other form of help.

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 can vary. In coming years, the needs of elderly and frail elderly will increase as the population ages and the number increases as baby boomers increase in age. These needs could include nursing care facilities targeted to lower income households who can't afford private nursing home care. Permanent supportive care for mental, physical and developmental disabilities as these persons lose parents, or those who cared for them in the past. With healthcare systems enabling people to live longer, many are now outliving their caregivers.

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

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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 homes so they can continue to live in their own homes. As a homeowner ages, he or she is often unable to continue to provide the maintenance needed to keep the home liveable, especially in the older homes in the city. The City's programs work to keep homes liveable by addressing issues such as roof leaks, plumbing failures, lack of heat or cooking facilities, and other problems that need addressed to keep the home up to code.

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 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

The economic health of a community directly affects the consumer's choices of housing units to rent or buy. The job market, business activity, services, employment status, and educational attainment could be a factor in the street address of home. The data below provide information about the job market, business sector, types of jobs available, travel time, education statistics, and information about different workforce programs.

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	32	13	0	0	0
Arts, Entertainment, Accommodations	1,855	3,020	13	14	1
Construction	535	359	4	2	-2
Education and Health Care Services	3,403	6,282	25	28	3
Finance, Insurance, and Real Estate	573	926	4	4	0
Information	125	138	1	1	0
Manufacturing	2,686	4,800	19	22	3
Other Services	673	918	5	4	-1
Professional, Scientific, Management Services	706	925	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	2,059	3,969	15	18	3
Transportation and Warehousing	529	364	4	2	-2
Wholesale Trade	676	552	5	2	-3
Total	13,852	22,266	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	17,395
Civilian Employed Population 16 years and over	16,160
Unemployment Rate	7.12
Unemployment Rate for Ages 16-24	19.71
Unemployment Rate for Ages 25-65	4.24

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,340
Farming, fisheries and forestry occupations	555
Service	2,145
Sales and office	3,570
Construction, extraction, maintenance and repair	1,109
Production, transportation and material moving	1,355

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,789	84%
30-59 Minutes	1,721	11%
60 or More Minutes	732	5%
Total	15,242	100%

Table 42 - Travel Time

Data Source: 2016-2020 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	1,010	110	1,420
High school graduate (includes equivalency)	4,160	320	2,350
Some college or Associate's degree	4,655	345	1,760

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	3,150	80	525

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	40	155	110	405	830
9th to 12th grade, no diploma	480	405	365	1,105	1,265
High school graduate, GED, or alternative	1,345	1,735	1,410	3,695	2,695
Some college, no degree	1,230	1,315	1,030	2,405	1,710
Associate's degree	155	490	350	1,170	460
Bachelor's degree	180	695	490	1,080	900
Graduate or professional degree	25	390	470	645	555

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,135
High school graduate (includes equivalency)	26,108
Some college or Associate's degree	27,306
Bachelor's degree	42,294
Graduate or professional degree	51,330

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The most active business sector in Danville based on the number of workers in the various industries, is Education and Health Care Services with 23 percent of all workers. That sector is followed by Manufacturing with 18 percent and Retail Trade with 14 percent. Arts, Entertainment, Accommodations has a 14 percent share of workers. The rest is disbursed in Professional, Scientific, Management Services with five percent and in Wholesale Trade, Finance, Insurance, and Real Estate, Transportation and Warehouse, Construction, and Other Services with a four percent share.

Describe the workforce and infrastructure needs of the business community:

According to the 2022-2026 WPPD Comprehensive Economic Development Strategy Plan, the Economy and Innovation and Education and Workforce and Infrastructure needs of the business community include: Economy & Innovation - Goal 1: Improve the Small Business Culture Across the Region; Goal 2: Improve Collaboration and Coordination Around Regional Economic Development Efforts; Goal 3: Expand Opportunities for Growth Within Target Industries; Goal 4: Cultivate an Innovative Culture and Ecosystem to Compete in the New Economy. Education & Workforce: Goal 1: Increase the Pipeline of Talent for Regional Employers; Goal 2: Enhance Coordination and Collaboration with Local School Systems at all Levels; Goal 3: Stabilize and Grow the Population, Specifically in Younger Demographic Segments; Goal 4: Identify and Promote Innovative Opportunities to Increase Childcare Accessibility. Infrastructure: Goal 1: Increase broadband access and reliability, particularly in rural, commercial, and industrial areas; Goal 2: Improve infrastructure needed to grow existing and future industrial/business parks in the region; Goal 3: Promote redevelopment of Commercial/Central Business Districts and revitalization of small towns in the region; Goal 4: Improve regional multimodal transportation infrastructure; Goal 5: Address Region-wide infrastructure needs. These efforts would include programs and development on the different goals. Priority projects are site improvements to industrial parks in Pittsylvania County, Henry County, Danville, Rocky Mount and Franklin County; downtown development in Rocky Mount and Martinsville, and an economic development strategic plan in Rocky Mount/Franklin County/Boones Mill. Continuing to grow and support the many higher education centers including comprehensive workforce development training in Franklin County would be educational goals. Infrastructure goals include upgrading US Highway 58 in Stuart to four lanes to I-77; Summit View Business Park land and utility development; and White Mill (Dan River Falls) development of electric lines and substation.

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:

- Caesars Virginia, the casino resort in Danville, Virginia, officially opened on December 17, 2024. The resort features a hotel, casino with slots and table games, a poker room, a sportsbook, restaurants, a spa, and entertainment venues. Caesars Virginia is investing \$750M and is in the process of creating 1,300 jobs. Caesars located at the site of Dan River Mills in Schoolfield Village in Danville.
- Tyson Foods has opened a new, \$300 million, fully-cooked food production facility in Danville, Virginia. The 325,000 square-foot facility, located in the Cane Creek Centre, is one of Tyson's most automated plants to date. It is expected to produce approximately four million pounds of fully-cooked poultry products weekly. The facility has created nearly 400 new jobs in the region

- AeroFarms is located at the Cane Creek Centre in Danville, is the world's largest aeroponic smart farm. The farm is capable of growing over 3 million pounds of leafy greens annually. Aerofarms made a \$42M capital investment and hired 42 people.
- Expansion of JTI Leaf Services (Japan Tobacco Industries) to add 100 new jobs to expand production. JTI is one of the largest and fastest-growing tobacco companies in the world.
- EPL America, LLC, a global specialty packaging manufacturer, is investing \$37.4M and creating 24 new jobs to expand its manufacturing facility that will allow it to grow into the beauty and cosmetic markets.
- United Kingdom-based electric sports car company RBW Sports & Classics is opening a manufacturing facility in Danville at the Cane Creek Centre. RBW is investing \$8 million to build a manufacturing facility that will create the company's first left-hand drive electric sports cars for the U.S. market. The facility aims to create 144 jobs.
- TECHNista, LLC, an education consulting company specializing in curriculum development for K-12 programs in defense and advanced manufacturing industries, will invest \$1,559,646 to establish its National Training and Technology Center in Pittsylvania County. The project will create 15 new jobs and support the implementation of a five-year federal contract with the U.S. Department of Defense's office of Innovation Capability and Modernization.
- Dan River Falls: The City of Danville and The Alexander Company announced they are partnering to transform the long vacant White Mill in Danville's River District from its original role as part of a textile operation along the Dan River into a community hub with a mixture of complementary uses including housing, office, and retail, within a planned new riverfront park. In a public-private partnership with the Danville Industrial Development Authority, The Alexander Company will restore the iconic 550,000-square-foot structure. Dan River Falls will provide 147,000 square feet of commercial space and 150 units of housing, of which 32 will be reserved for individuals and families earning up to 80% of area median incomes.
- Riverfront Park: Danville's Riverfront Park is nearing. The park, located on Memorial Drive next to Dan River Falls, is one of the city's largest projects, with a budget of \$14.5 million. The park will feature a playground, splash pad, and performance area.
- North Main Revitalization: Building on the success of the River District and Schoolfield Village Revitalization, the River District Association is now focusing on assisting with the North Main District.

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 has been working on enhancing the workforce pipeline for the Manufacturing

industry. Advanced manufacturing education now starts in Middle School in Danville and Pittsylvania County and progresses through DCC and IALR. Danville's third largest sector is Retail Trade, typically hiring less educated and less skilled workforce. 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. 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.

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.

ATDM

In 2020, IALR announced a partnership with the military to establish the Accelerated Training in Defense Manufacturing (ATDM) Program. ATDM is specifically designed to help adult learners earn the skills necessary to make an immediate impact in the submarine industrial base (SIB). The SIB is the system of companies producing parts for the U.S. military to purchase. Our students' backgrounds, experiences, and education levels vary widely, but most of them are either seeking a career change or beginning their educational journeys. What they have in common is the desire to serve the U.S. by working in the defense industrial base.

ATDM was created to teach the skills needed to increase military equipment production. The U.S. government also realized that manufacturing in this country is now a mere 12% of our workforce sector. When WWII started in 1938, approximately 1/3 of the U.S. workforce was in manufacturing. So, not only do we not have a strong arsenal demonstrating our ability to defend ourselves, but we don't have the

workforce trained to build the arsenal, either. Due to the importance of submarines in military defense, the Navy is currently funding ATDM and students are trained in the skills needed to repair, upfit, and build submarines. These skills are transferrable to other defense industry companies, as well. Students earn the skills for great-paying, in-demand defense industry jobs in these skilled trades: Additive Manufacturing, CNC Machining, Non-destructive Testing, Quality Control Inspection (also known as Metrology), Welding

Center for Manufacturing Advancement (CMA)

As Virginia's hub for high-performance manufacturing optimization and advancement, the Center for Manufacturing Advancement (CMA) at the Institute for Advanced Learning and Research (IALR) equips manufacturers to be globally competitive. The CMA empowers industry to seamlessly integrate emerging technology into their manufacturing processes, boosting efficiency, effectiveness and profitability while maximizing ROI.

CMA's partners and clients can expect relevant, impactful and deployable ROI-driven results vetted and supported through a vast network of industry experts, all delivered from an organization with decades of hands-on operational experience. The CMA allows advanced manufacturing companies to: Collaborate and enhance processes, Deploy advanced manufacturing solutions with maximum return and minimum disruption, Improve quality processes, procedures and product outcomes, Better understand, plan and manage technology adoption and implementation, Facilitate industry evolution into digital and automation strategies and integrations

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.

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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, the Institute for Advanced Learning and Research, ATDM and CMA work with employees,

students, employers and the Navy to create a workforce tailored to meet the workforce needs of businesses in the area. The 2022-2026 West Piedmont Planning District Commission's 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 2020 Census, African-Americans comprise about 50.4% percent of the population of Danville. Qualified Census Tracts as of 2025 are Tracts 2, 3, 4, 10, 12 and 13.02. There is a larger concentration of the African-American population in census tracts 3, 4, 10, and 13.02. Tracts 3, 4 and 13.02 are in North Danville near the Dan River, and this is the target area of the River District Association's business district revitalization area. Tract 10 is in the central business district of the City and outlying area towards the Pittsylvania County line. 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.

The 2010 Census data does not track the Hispanic population, which makes up about three percent of the total population of Danville.

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. Since manufacturing and warehouses, as well as tobacco related businesses were predominant in the central business district near the Dan River, including the White Mill, many homes were built in the 1920s are small bungalows (shotgun houses) and small homes to support those who worked nearby at the different businesses. These homes are now functionally obsolete, contain asbestos, and have suffered from deferred maintenance. 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 neighborhoods 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. The Monument Berryman Redevelopment area is in one of these districts called the Warehouse District. Sixty new multifamily and 25 new townhomes are planned, while 8 are built already.

Are there any community assets in these areas/neighborhoods?

These areas are walking distance to public parks, many of which have been revamped to add splash pads and new recreational opportunities. Senior Centers are there, as well. The Ruby B. Archie Library, City Hall, Social Services, Legal Aid, the Farmers' Market, Danville Science Center, Carrington Pavilion, Riverfront Park, and the Riverwalk Trail are a short distance from these census tracts or within a bus ride through Danville's public transit system. Medical offices, the Sovah Health Medical Center, shopping and dining are also nearby. Some 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. As mentioned before, infill development is being completed in the Monument Berryman Redevelopment Area. It will contain market-rate townhomes, but 20% of the 60 units will serve those earning 50-80% of the area median income. Also, several adaptive reuse projects contain mixed income housing, providing opportunities for those earning below 80% of the AMI a chance to relocate.

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. 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 an eligibility determination letter from the VA, and Tribal Assistance programs.

nDanville

Experience high-speed download, upload and streaming times, and use the Internet at home in ways you couldn't before. All of your wireless devices can get better service in your home and, unlike what you'll get with some providers, our service has no limits on the amount of data you can use.

You can expect speeds as fast as:

- 50.0 Mb/s download / 50.0 Mb/s upload
- 100.0 Mb/s download / 100.0 Mb/s upload
- 250.0 Mb/s download / 250.0 Mb/s upload

Broadband Internet service runs great all the time and never slows to a crawl. High-speed service runs at all times of day, with multiple devices connected, and works faster for download, upload and streaming times. Consistent, fast, reliable Internet service is what you'll get when you connect to fiber optic broadband service through nDanville.

nDanville's Hot Park public wireless internet system is now in place at the Carrington Pavillion, the Danville Welcome Center on the Route 29 Bypass, and at Ballou and Anglers Parks. The wireless antennas installed in Hot Parks enable free Wi-Fi Internet access to anyone who comes into range. All that is needed to connect to the internet is a standard wireless laptop or web enabled smart phone with Wi-Fi.

Mid-Atlantic Broadband.

MBC owns and operates 2,500 miles of open-access fiber optic network in 41 cities and counties in Southern Virginia. MBC owns the fiber sheath, the colocation facilities, and the electronics. MBC uses Cisco NCS for Layer 2 Ethernet Transport Network utilizing a 400Gb/s backbone throughout the network. Infinera FLEX-ILS is our open optical line system featuring C+L-band support that is used for DWDM long haul transport across the MBC network, which at current configuration transports 1.2 Terabits per second and has capabilities to grow to 9.6 Terabits per second of transport capacity on a single pair of fiber. Technology deployed on the FLEX-ILS system provides MBC a great deal of flexibility to grow high speed connections to Northern Virginia, Richmond, the Subsea Cable systems in Virginia Beach, and throughout the Southern Virginia region.

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

Broadband internet services besides nDanville are River Street, Kinex and Comcast. There is no need for increased competition.

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 SP-45.

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

Geographic Area

Table 46 - 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 47 – Priority Needs Summary

1	Priority Need Name	Public Facilities and Community Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration 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 advisory committee group sessions, forum input and staff analysis.

2	Priority Need Name	Infrastructure (streets, sidewalks, etc.)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration
	Description	Improvements to public streets, roads, sidewalks, curbs, bus stop shelters 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	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	
	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	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	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	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	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	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence 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 group discussions, forum input and staff analysis.
7	Priority Need Name	Homeless Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Individuals Families with Children Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Affordable Housing Obj. 7 - Transitional Housing
	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	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	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 Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions 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 park 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 Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Non-housing Community Development

	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 Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration
	Description	Programs that provide training to potential homebuyers about the homebuying process, care and maintenance of a home, as well as 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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families 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	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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Fair Housing
	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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	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 who are experiencing 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 Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Affordable Housing - Objective 5 - Lease/Purchase Affordable Housing - Objective 6 - Rental Housing Affordable Housing Obj. 8 - CHDO Public Service Objective 1 - Education
	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 Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	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
	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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	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
	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 Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	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 Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence 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 Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence 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 obtaining, securing and maintaining 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	Families with Children Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Affordable Housing Obj. 7 - Transitional Housing
	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 Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Program Administration Affordable Housing Obj. 7 - Transitional Housing
	Description	Support for programs that work to keep people in their homes, thereby preventing 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/Supportive Services
	Priority Level	High

	Population	Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence 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	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	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Non-CDBG Area Benefit for Individual Benefit and Administration
	Associated Goals	Affordable Housing Obj. 7 - Transitional Housing
	Description	Support for programs that offer housing units that assist homeless persons in transitioning 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 and 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)	TBRA is currently on hold and the City continues, and will continue, to explore alternate uses for those funds (which were initially allocated for TBRA via the HOME-ARP program).
TBRA for Non-Homeless Special Needs	Most housing in any community has not had accessibility improvements which allow persons with mobility issues an ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need additional accommodations that most landlords would consider to be potentially unreasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, which include but are not limited to the cost of land and site prep, the cost of materials, labor and construction, as well as current prevailing interest rates. Following the aftermath of the COVID-19 pandemic, housing purchase rates and interest rates for mortgage loans have increased, resulting in a competitive housing market environment for both renters and homebuyers. The resulting delays in securing such mortgage loans can burden housing developers and restrict their activities and progress of potential housing development. The City of Danville continues to offer incentives to developers for high-volume new construction, in order to mitigate these challenges.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In Danville, these costs are relatively 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 is not worth the effort and expense to repair the home.
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. Acquisition of homes including preservation can fuel economic growth and productivity, and thereby enhance the surrounding neighborhoods by removing slum and blight. Depending on the extent of the need of rehabilitation or preservation of an individual home, it can be cost effective or cost prohibitive. Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates offset increases in the market value of the housing stock. In the case of a City agency or non-profit organization buying housing stock for rehabilitation and resale, or 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 48 – 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 \$1,199,074.29, including program income, into the city to support affordable housing, homeless and community development initiatives and programs/projects in the first program year.

The City's HUD grant is anticipated to be \$1,164,074.29 for fiscal year 2025-2026 (7/1/2025-6/30/2026), comprised of \$868,381.00 CDBG funds; \$295,693.29 HOME funds; and \$35,000 estimated program income. The total program budget is \$1,199,074.29.

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	868,381	5,000	0	873,381	3,493,524	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four: \$873,381 (Year 1 Annual Allocation) x 4 = \$3,493,524

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	295,693	30,000	0	325,693	1,302,773	\$1,302,773.16 Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four: \$325,693.29(Year 1 Annual Allocation) x 4 = \$1,302,773.16

Table 49 - 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 specific 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 potential future development.

Discussion

The City has programmed approximately \$1.2 million from the CDBG and HOME programs for the FY 2025 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 Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Danville Department of Social Services - Neighbors Helping Neighbors	Government	Homelessness Non-homeless special needs public services	Region
Danville Department of Social Services - Temporary Shelter	Government	Homelessness Non-homeless special needs public services	Region
Haven of the Dan River Region, Inc.	Subrecipient	Homelessness Non-homeless special needs public services	Region
HOUSE OF HOPE	Subrecipient	Homelessness public services	Region
Virginia Legal Aid Society	Subrecipient	Homelessness Non-homeless special needs Ownership Rental public services	Region
Big Brothers Big Sisters	Subrecipient	Homelessness Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COMMUNITY IMPROVEMENT COUNCIL/HEAD START	Subrecipient	Homelessness Non-homeless special needs public services	Region
Boys and Girls Club	Subrecipient	Homelessness Non-homeless special needs public services	Region
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction

Table 50 - 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 large 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	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 51 - 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 wide array of non-profit service providers that constitute Danville/Martinsville Continuum of Care. These organizations partner with each other, the City, and mainstream service providers to offer an extensive 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, as there are not enough beds on a typical night to offer our homeless population. 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 the 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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2025	2029	Program Administration	Citywide	Public Facilities and Community Facilities Infrastructure (streets, sidewalks, etc.) Infrastructure (culverts and drainage) Homeless Facilities Removal of Slum and Blight Youth Services Homebuyer Counseling, Financial Literacy Health Services Domestic Violence/Child Abuse Fair Housing Outreach and Education Legal Services Housing Assistance - Homeownership Emergency Home Repairs Job Training/Workforce Development Employment Training Homeless Supportive Services, Transportation Homeless Prevention and Emergency Assistance Mental Health Services	CDBG: \$163,676 HOME: \$29,500	Other: 5 Other
Consolidated Plan				DANVILLE				107

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Fair Housing	2025	2029	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$10,000 HOME: \$0	Other: 60 Other
3	Affordable Housing - Objective 1 Homeowner Rehab	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$222,705 HOME: \$325,693	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	Affordable Housing Objective 4 - New Construction	2025	2029	Affordable Housing	Citywide	Public Facilities and Community Facilities Housing Development and Reconstruction		Homeowner Housing Added: 45 Household Housing Unit
5	Affordable Housing - Objective 5 - Lease/Purchase	2025	2029	Affordable Housing	Citywide	Housing Assistance - Homeownership Housing Rehabilitation	CDBG: \$0	
6	Affordable Housing - Objective 6 - Rental Housing	2025	2029	Affordable Housing	Citywide	Housing Assistance - Homeownership Housing Development and Reconstruction	CDBG: \$0	Rental units constructed: 15 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing Obj. 7 - Transitional Housing	2025	2029	Affordable Housing	Citywide	Homeless Facilities Homeless Supportive Services, Transportation Homeless Prevention and Emergency Assistance Transitional Housing	CDBG: \$14,000	Homeless Person Overnight Shelter: 50 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds Other: 50 Other
8	Affordable Housing Obj. 8 - CHDO	2025	2029	Affordable Housing	Citywide	Housing Assistance - Homeownership	CDBG: \$44,500	Homeowner Housing Added: 4 Household Housing Unit
9	Non-Housing Objective 2 - Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Public Facilities and Community Facilities ADA Compliance	CDBG: \$200,000	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
10	Public Service Objective 1 - Education	2025	2029	Non-Housing Community Development	Citywide	Youth Services Health Services Housing Assistance - Homeownership Job Training/Workforce Development Employment Training Mental Health/Supportive Services	CDBG: \$57,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
11	Public Service Objective 2- Recreation Activities	2025	2029	Non-Housing Community Development	Citywide	Youth Services Child Care Services	CDBG: \$22,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
12	Public Service Objective 4 - Legal Aid	2025	2029	Non-Housing Community Development	Citywide	Legal Services	CDBG: \$72,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 52 – 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 of the City of Danville. Objective 1: Continue to plan, monitor and administer Entitlement programs and ensure compliance with federal regulations. Strategy 1.1: Program Administration: Develop, administer revise, implement and evaluate day-to-day operation of entitlement program. Activities include program design; grant administration; subrecipient compliance monitoring; program outreach; public relations and training. Performance Goal 1: \$163,676.00 in CDBG Funding allocated first year for general program administration, coordination and oversight. Performance Goal 2: \$29,500.00 HOME funding allocated first 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 of the City of Danville. Objective 1: Continue to plan, monitor and administer Entitlement programs and ensure 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: \$10,000 in CDBG Funding will be allocated for the first year as needed, and then as funds become available for the remaining 4 annual plan years (of the 2025-2029 ConPlan).

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-to moderate income homeowners to complete total rehabilitation of homes, ensuring each home itself meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation. Benefit: Low- to Moderate Income households. Performance Goal 1: \$222,705.00 in CDBG funds allocated for the first year to assist at minimum 4 homes; and assistance to 4 homes annually for the remaining 4 annual plan years (estimated funding for 4 years = \$220,000, if each of the 4 annual rehab projects estimate at a cost of approximately \$55,000, depending on the scope of work for each individual rehab project). Performance Goal 2: \$325,693.29 (\$30,000 Program Income and HOME Entitlement \$295, 693.29 Funds allocated for the first year to assist 1 home; and assistance to 1 home annually for the remaining 4 annual plan years

4	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 for 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- to Moderate Income households. A 52-unit apartment complex for senior citizens, known as Seeland Valley Apartments, will be constructed by Landmark Development Co. in partnership with Danville Redevelopment Housing Authority (DRHA). There is a project in the early planning stages with Community Housing Partners and Danville Redevelopment Housing Authority and Danville Pittsylvania Community Services to do an Affordable Special Needs Housing project in the vicinity of DRHA's office location. Performance Goal: \$0 in CDBG funds allocated for the first year, and assistance for the remaining four annual plan years. Funding will be allocated as needed, and then as funds become available for the remaining four annual plan years (of the 2025-2029 ConPlan).

5	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 – The City, in partnership 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- to Moderate Income households. Performance Goal: \$0 in CDBG funds allocated for the first year to assist one unit; and assistance for the remaining four annual plan years, as funding becomes available.
6	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 1: Improve the condition of housing for low-income homeowners. Strategy 2.1: Rental Housing – Monument Berryman townhome rental project? 8 units? Or are those for purchase? Thought 3 are up for rent, 5 have already been purchased??? Benefit: Low- to Moderate Income households. Performance Goal: \$0 in CDBG funds allocated for the first year to assist one unit; and assistance for the remaining four annual plan years, as funding becomes available.

7	Goal Name	Affordable Housing Obj. 7 - Transitional Housing
	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 renters. Strategy 2.2: Temporary Shelter Transitional Housing – Funding will be set aside to provide temporary shelter for single parents, and families with children. Benefit: Low- to Moderate Income households.
8	Goal Name	Affordable Housing Obj. 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 (Habitat for Humanity) for operating funds and development fees to create more affordable housing for low- to moderate income homeownership and rental housing. Benefit: Low- to Moderate Income households. Performance Goal: \$44,500 in HOME CHDO funds allocated for the first year to support one CHDO organization (Habitat for Humanity), to build one housing unit (home) for sale to a low- to moderate income household; and for the CHDO to be assisted for the remaining four annual plan years, as funding becomes available.
9	Goal Name	Non-Housing Objective 2 - Public Facilities
	Goal Description	Goal: Improve the living conditions 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 expansions of public facilities, community facilities and public infrastructure. Strategy 2.1: Provide funding for Public Parks. Benefit: Low- to Moderate Income persons and households. Performance Goal: \$50,000.00 in CDBG funds allocated for the first year, to approximately 40 persons/100 households, and for Public Parks to be assisted for the remaining four annual plan years, as funding becomes available.

10	Goal Name	Public Service Objective 1 - Education
	Goal Description	Goal: Improve living conditions by addressing non-housing community development needs for children, both special needs and non-special needs populations, over a five-year period. Objective 1: Address community needs through community-based service programs by providing further childhood development, as well as educational support and resources to school-aged children (middle school and high school). Strategy 1.1: Education Programs – Provide funding to support programs that strive to further childhood development, as well as promote education and preoperational activities among children. Benefit: Low- to Moderate Income persons. Performance Goal: \$50,000.00 in CDBG funds and for Public Parks to be assisted for the remaining four annual plan years, as funding becomes available.
11	Goal Name	Public Service Objective 2- Recreation Activities
	Goal Description	Goal: Improve living conditions by addressing non-housing community development needs for children, both special needs and non-special needs populations, over a five-year period. Objective 2: Address community needs through community-based public service programs. Strategy 1.2: Recreational Activities - Provide funding to support programs that promote recreation among low- to moderate income children. Benefit: Low- to Moderate Income persons. Perforamcen Goal: \$22,000.00 in CDBG funds allocated for the first year to assist approximately 200 persons; and as funding become available, it will be allocated as needed, for the remaining four annual plan years.

12	Goal Name	Public Service Objective 4 - Legal Aid
	Goal Description	Goal: Improve living conditions by addressing non-housing community development needs for low- to moderate income persons, who are needing or seeking legal aid to avoid potential eviction, over a five-year period. Objective 4: Address community needs through community-based public service programs. Strategy 1.4: Provide funding to leverage the Virginia Legal Aid Society funding, to assist individuals and families with legal counseling, avoid homelessness and/or eviction, and to improve housing conditions. Benefit: Low- to Moderate Income persons. Performance Goal: \$18,000 in CDBG funds allocated for the first year to assist approximately 100 persons; as funding become available, it will be allocated as needed, for the remaining four annual plan years.

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 - 20 households over five years
- New Construction - 5 homes over five years
- Lease/Purchase -
- Rental Housing Construction -
- Temporary Shelter/Transitional Housing - 130 households over five years
- CHDO New Home Construction - 4 homes

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

N/A

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 Continuum of Care, as well as Danville Redevelopment and Housing Authority (DRHA), which is the local coalition that organizes the Continuum of Care, and the West Piedmont Better Housing Coalition**, by submitting grant applications for homeless initiatives. The coalition also conducts yearly point-in-time (PIT) 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 surveys work to reach out to homeless persons, including unsheltered persons, and assess individual 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, as well as 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 related 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 related 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: To 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 hazards 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 rehabilitation programs. These programs target some of the oldest housing stock within 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 these issues directly. Two Housing and 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 prepared and repainted, following abatement guidelines as provided by HUD. All rehabilitation and down-payment assistance programs include provisions that require 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:

- Addressing non-housing community development for both special needs and non-special needs populations through public service programs
- Programs targeting youth, providing educational enrichment and job preparedness activities/technical skills training
- Food and nutrition programs offered to seniors
- Continuation of collaboration 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 limited to: counseling substance abuse, mental health treatment, health services, adult education and job training/retraining, 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 factors 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 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 scope of work or service(s) to be performed, the amount of funds budgeted, performance measurements, and the timeframe for performing the said work or service(s). Each contract will also include an outline of the goals and objectives against which the performance of CDBG and HOME program funded subrecipients 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 on the scope of the project, CDBG program funded subrecipients will be required to submit monthly, quarterly, or semi-quarterly annual reports regarding the status of the project to ensure that program rules are properly adhered to.

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 HUD granted federally awarded funds 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
- To review expenditures to ensure compliance with federal requirements

Subrecipients to be monitored include Boys and Girls Club; Big Brothers, Big Sisters; CIC HeadStart; Haven of the Dan River; House of Hope; Danville Social Services - Neighbors Helping Neighbors; Danville Social Services - Temporary Shelter and Virginia Legal Aid Society.

The City of Danville will perform the following monitoring requirements:

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

- Review subrecipient accounts to ensure that actual expenditures and commitments are timely, and that they do not exceed the approved annual budget allotment
- Obtain certification of completed audit reports, and/or single audit reports, for subrecipients and evaluate audit findings for completeness and compliance with applicable laws and regulations
- Conduct a site visit to review program performance. The site visit will include a review for compliance of 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 reallocated 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 \$1,199,074.29, including program income, into the city to support affordable housing, homeless and community development initiatives and programs/projects in the first program year.

The City's HUD grant is anticipated to be \$1,164,074.29 for fiscal year 2025-2026 (7/1/2025-6/30/2026), comprised of \$868,381.00 CDBG funds; \$295,693.29 HOME funds; and \$35,000 estimated program income. The total program budget is \$1,199,074.29.

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	868,381.00	5,000.00	0.00	873,381.00	3,493,524.00	Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four: \$873,381 (Year 1 Annual Allocation) x 4 = \$3,493,524

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	295,693.29	30,000.00	0.00	325,693.29	1,302,773.16	\$1,302,773.16 Expected amount for remainder of Con Plan equals the Year 1 Annual Allocation times four: \$325,693.29(Year 1 Annual Allocation) x 4 = \$1,302,773.16

Table 53 - 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 specific 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 potential future development.

Discussion

The City has programmed approximately \$1.2 million from the CDBG and HOME programs for the FY 2025 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	2025	2029	Program Administration	Citywide	Public Facilities and Community Facilities Parks and Recreation Facilities Homeless Facilities Youth Services Child Care Services Homebuyer Counseling, Financial Literacy Legal Services Housing Assistance - Homeownership Housing Rehabilitation Housing Development and Reconstruction Transitional Housing	CDBG: \$163,676.00 HOME: \$29,500.00	Other: 100 Other
2	Fair Housing	2025	2029	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$100,000.00	Other: 100 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Housing Objective 2 - Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Public Facilities and Community Facilities Parks and Recreation Facilities	CDBG: \$50,000.00	Other: 100 Other
4	Affordable Housing - Objective 1 Homeowner Rehab	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Housing Development and Reconstruction	CDBG: \$222,705.00 HOME: \$251,693.29	Homeowner Housing Rehabilitated: 4 Household Housing Unit
5	Affordable Housing - Objective 5 - Lease/Purchase	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Housing Development and Reconstruction		Homeowner Housing Added: 1 Household Housing Unit
6	Affordable Housing Obj. 7 - Transitional Housing	2025	2029	Affordable Housing	Citywide	Homeless Facilities Transitional Housing	CDBG: \$52,000.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 30 Persons Assisted Other: 50 Other
7	Affordable Housing Obj. 8 - CHDO	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation Housing Development and Reconstruction	HOME: \$251,693.29	Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public Service Objective 1 - Education	2025	2029	Non-Housing Community Development	Citywide	Youth Services Child Care Services	CDBG: \$57,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
9	Public Service Objective 2- Recreation Activities	2025	2029	Non-Housing Community Development		Youth Services Child Care Services	CDBG: \$22,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
10	Public Service Objective 4 - Legal Aid	2025	2029	Non-Housing Community Development				
11	Affordable Housing Objective 4 - New Construction	2025	2029	Affordable Housing	Citywide	Housing Development and Reconstruction		Homeowner Housing Added: 1 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	The goal for Program Administration for the first year of the ConPlan, known as the 2025-2026 Annual Action Plan, includes but is not limited to the following: • Develop, administer revise, implement and evaluate day-to-day operation of entitlement program • Activities include program design; grant administration; subrecipient compliance monitoring; program outreach as well as public relations and training

2	Goal Name	Fair Housing
	Goal Description	The goal for Fair Housing for the 2025-2026 Annual Action Plan is to provide funding for the City's Fair Housing program, which includes education and outreach to assist citizens with Fair Housing concerns.
3	Goal Name	Non-Housing Objective 2 - Public Facilities
	Goal Description	The goal for Non-Housing Objective 2 - Public Facilities involves plans to upgrade public parks/recreation facilities in low- to moderate income areas to increase access and use of these facilities by low- to moderate income persons.
4	Goal Name	Affordable Housing - Objective 1 Homeowner Rehab
	Goal Description	The goal for Affordable Housing Objective 1 – Homeowner Rehab is to provide assistance low- to moderate income persons through five-year forgivable loans, and/or low-interest loans; this is to provide for the rehabilitation of existing structures, including both spot (partial) and total rehabilitation. Total rehabilitation will ensure that the structure meet all state and local building codes, ordinances, and zoning codes upon completion.
5	Goal Name	Affordable Housing - Objective 5 - Lease/Purchase
	Goal Description	The goal of Affordable Housing Objective 5 - Lease/Purchase is to improve the condition and availability of housing for low- to moderate income renters and/or homeowners. The City is partnering with Danville Redevelopment and Housing Authority (DRHA) to develop a 52-unit apartment complex for senior citizens, known as Seeland Valley Apartments, will be constructed by Landmark Development Co. in partnership with Danville Redevelopment Housing Authority (DRHA). Benefit: Low- to Moderate Income persons.
6	Goal Name	Affordable Housing Obj. 7 - Transitional Housing
	Goal Description	The goal of Affordable Housing Objective 7 - Transitional Housing is to improve the condition and availability of affordable housing over a five-year period.
7	Goal Name	Affordable Housing Obj. 8 - CHDO
	Goal Description	The goal of Affordable Housing Objective 8 - CHDO is to improve the condition and availability of affordable housing over a five-year period, and to increase the viability for potential homeownership and rental housing opportunities by providing funding to CHDO organization (Habitat for Humanity) for operating funds and development fees to create more affordable housing for low- to moderate income homeownership and rental housing. Benefit: Low- to Moderate Income households.

8	Goal Name	Public Service Objective 1 - Education
	Goal Description	The goal of the Public Service Objective 1 - Education for the 2025-2026 Annual Action Plan is to improve living conditions and future economic opportunities by addressing non-housing community development needs such as education and tutoring/mentorship for young children and school-aged children, both special needs and non-special needs populations, over a five-year period.
9	Goal Name	Public Service Objective 2- Recreation Activities
	Goal Description	The goal of Public Service Objective 2 - Recreation Activities is to improve living conditions by addressing non-housing community development needs for children, both special needs and non-special needs populations, over a five-year period. Additionally, another goal includes addressing community needs through community-based public service programs.
10	Goal Name	Public Service Objective 4 - Legal Aid
	Goal Description	The goal of Public Service Objective 4 - Legal Aid for the 2025-2026 Annual Action Plan is to improve living conditions by addressing non-housing community development needs for low- to moderate income persons, who are needing or seeking legal aid to avoid potential eviction.
11	Goal Name	Affordable Housing Objective 4 - New Construction
	Goal Description	The goal of Affordable Housing Objective 4 - New Construction is to improve the condition and availability of affordable housing for low-income homeowners.

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 the involvement of the multiple advisory committee group meetings.

Projects

#	Project Name
1	CDBG Administration
2	City Housing Rehab Program Activities
3	Fair Housing
4	Public Parks
5	Rehab Program Delivery Costs
6	Haven of the Dan River 2025-2026
7	House of Hope 2025-2026
8	Neighbors Helping Neighbors - Utility Arrears Assistance 2025-2026
9	Housing Improvement and Protection (Legal Aid) - 2025-2026
10	Mentoring Training, Service Delivery, and Activities 2025-2026 (Big Brothers, Big Sisters)
11	Temporary Shelter Program/Transitional Housing 2025-2026
12	CIC HeadStart
13	Boys and Girls Club College Bound 2025-2026
14	HOME Administration 2025-2026
15	CHDO Support - Habitat for Humanity 2025-2026

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

Consolidated Plan

DANVILLE

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1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	
	Funding	CDBG: \$168,676.00
	Description	Program Administration: Develop, administer, revise, implement and evaluate the day-to-day operation of the entitlement program. Activities include program design' grant administration; subrecipient compliance monitoring, program outreach/education/awareness; public relations and training. General administrative costs include the following positions:Housing and Redevelopment Specialist - 100 % ; Senior Account Clerk - 100 % ; Accountant* - 10% ; Secretary - 10%** = Remainder funded with CDBG Housing and Administration and Community Development or Public Works General Funds.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
2	Planned Activities	Program Administration: Develop, administer, revise, implement and evaluate the day-to-day operation of the entitlement program. Activities include program design' grant administration; subrecipient compliance monitoring, program outreach/education/awareness; public relations and training.
	Project Name	City Housing Rehab Program Activities
	Target Area	Citywide
	Goals Supported	Affordable Housing - Objective 1 Homeowner Rehab
	Needs Addressed	Housing Rehabilitation Housing Development and Reconstruction
	Funding	CDBG: \$222,705.00

	Description	City Housing Rehab Program Activities is associated with the City's homeowner rehabilitation program for low- to moderate homeowners who apply to the program and are income-qualified as defined annually by HUD's Income Limit Guidelines. Qualified homeowners are provided assistance in the form of five-year forgivable loans and/or low-interest loans to low-to moderate income homeowners to complete rehabilitation of homes, in which the scope of work is assessed by city staff, to ensure each home itself meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately a total of 15 income-qualified low- to moderate income individuals and/or families will benefit from the City's housing rehabilitation program in 2025-2026.
	Location Description	
	Planned Activities	Provide assistance for spot or partial home repair. This assistance will be provided in the form of either a forgivable or low-interest loan, determined by program guidelines as mentioned above.
3	Project Name	Fair Housing
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing Outreach and Education
	Funding	CDBG: \$10,000.00
	Description	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 of the City of Danville; to continue to ensure compliance with federal regulations. Another aim is to also provide funding, which will be used for the City's Fair Housing program to educate and offer public outreach/education/awareness to assist citizens with fair housing concerns.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	N/A
	Planned Activities	Provide funding, which will be used for the City's Fair Housing program. Education and outreach will assist citizens with fair housing concerns.
4	Project Name	Public Parks
	Target Area	Citywide
	Goals Supported	Non-Housing Objective 2 - Public Facilities
	Needs Addressed	Public Facilities and Community Facilities
	Funding	CDBG: \$50,000.00
	Description	Address community needs by providing funding via improvements and expansions of public parks.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds allocated above for the 2025-2026 Annual Action Plan will serve approximately 40 persons/100 households.
	Location Description	N/A
	Planned Activities	Address community needs by providing funding via improvements and expansions of public parks, based on projects as they are proposed by Parks and Recreation department and reviewed for eligibility by city program staff to ensure compliance with HUD guidelines to benefit low- to moderate citizens throughout the city.
5	Project Name	Rehab Program Delivery Costs
	Target Area	Citywide
	Goals Supported	Affordable Housing - Objective 1 Homeowner Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$300,000.00
	Description	City Housing Program Delivery Costs associated with Citywide housing program. Program delivery costs include the following positions: Housing & Redevelopment Coordinator 90 % ; Two Cost Estimators/Inspectors 90 % ; Accountant 40% ; and Secretary 50%.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	City Housing Program Delivery Costs associated with Citywide housing program.
6	Project Name	Haven of the Dan River 2025-2026
	Target Area	Citywide
	Goals Supported	Affordable Housing Obj. 7 - Transitional Housing
	Needs Addressed	Homeless Facilities Domestic Violence/Child Abuse Job Training/Workforce Development Employment Training
	Funding	CDBG: \$14,000.00
	Description	CDBG funds allocated for Haven of the Dan River will primarily provide emergency services and shelter to victims of domestic violence and sexual assault. A small portion of the funds will go towards financial literacy for these victims as well.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The total estimated number of low- to moderate clients estimated to be assisted with these funds will be a total of 75 persons;; approximately 25 of those will receive financial literacy education/courses.
	Location Description	
	Planned Activities	CDBG funds allocated for Haven of the Dan River will primarily provide emergency services and shelter to victims of domestic violence and sexual assault. A small portion of the funds will go towards financial literacy for these victims as well.
7	Project Name	House of Hope 2025-2026
	Target Area	Citywide
	Goals Supported	Affordable Housing Obj. 7 - Transitional Housing

	Needs Addressed	Homeless Facilities Job Training/Workforce Development Employment Training Homeless Prevention and Emergency Assistance Transitional Housing
	Funding	CDBG: \$10,000.00
	Description	The main support for House of Hope in 2025-2026 is to prevent homelessness, such that guests can seek temporary shelter at House of Hope. Other elements of assistance offered by House of Hope includes financial literacy, employment training, workforce job training.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of families to benefit from House of Hope's program in 2025-2026 is with an estimated 300 individual guests, and likely 15 families.
	Location Description	206 South Ridge St., Danville VA 24541
	Planned Activities	The main support for House of Hope in 2025-2026 is to prevent homelessness, with general support for shelter activities, such that guests can seek temporary shelter at House of Hope. Other elements of assistance offered by House of Hope includes financial literacy, employment training, workforce job training.
8	Project Name	Neighbors Helping Neighbors - Utility Arrears Assistance 2025-2026
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	Homeless Prevention and Emergency Assistance
	Funding	CDBG: \$14,000.00
	Description	Direct cash assistance to eligible extremely low- to low-income families in the form of payments to Danville Utilities to pay off families' overdue utility bills, thereby preventing potential homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40-50 extremely low- to moderate income families are estimated to benefit from Neighbors Helping Neighbors utility assistance program during 2025-2026.

	Location Description	510 Patton St., Danville, VA 24541
	Planned Activities	Direct cash assistance to eligible extremely low- to low-income families in the form of payments to Danville Utilities to pay off families' overdue utility bills, thereby keeping power on, which in turn, helps to prevent potential homelessness.
9	Project Name	Housing Improvement and Protection (Legal Aid) - 2025-2026
	Target Area	Citywide
	Goals Supported	Public Service Objective 4 - Legal Aid
	Needs Addressed	Legal Services
	Funding	CDBG: \$18,000.00
	Description	Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, to avoid homelessness and improve housing conditions. Income is documented on an application that is filled out by the client in order to determine their eligibility for free legal counseling.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The total number of low- to moderate income families who will benefit from Legal Aid's program for 2025-2026 are estimated to be 300 families.
	Location Description	P.O. box 6200 Lynchburg, VA 24505
10	Planned Activities	Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, to avoid homelessness and improve housing conditions.
	Project Name	Mentoring Training, Service Delivery, and Activities 2025-2026 (Big Brothers, Big Sisters)
	Target Area	Citywide
	Goals Supported	Public Service Objective 2- Recreation Activities
	Needs Addressed	Youth Services
	Funding	CDBG: \$11,000.00
	Description	Funding to support Big Brothers Big Sisters programming that provides recreation activities and youth development for low- to moderate income children using a mentorship model.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 82 extremely low - to low-income youth will benefit from Big Brothers Big Sisters mentorship and recreation activities program in 2025-2026.
	Location Description	1005 North Main Street Danville, VA 24541 (and other locations)
	Planned Activities	Children and youth who reside in the city of Danville and are from extremely low- and low-income households will be paired with mentors who will accompany them to recreational and enrichment activities. The activities for the 2025-2026 program year include travelling to different colleges throughout the state, including Hampton University and George Mason University. CDBG funds will be allocated for travel and overnight lodging accommodations for the youth attending. Their activities include a day trip to the State Capitol to interact with local and statewide lawmakers. A small amount of CDBG funds this year will be given to a part-time staff member to facilitate Big Brothers Big Sisters online training platform of healthy sports.
11	Project Name	Temporary Shelter Program/Transitional Housing 2025-2026
	Target Area	Citywide
	Goals Supported	Affordable Housing Obj. 7 - Transitional Housing
	Needs Addressed	Homeless Facilities Transitional Housing
	Funding	CDBG: \$14,000.00
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number to benefit from the Temporary Shelter program in the 2025-2026 program year is approximately 30 low- to moderately low-income families.
	Location Description	510 Patton St. Danville, VA 24541 and two hotel locations of temporary shelter in the city of Danville
	Planned Activities	Funding will be allocated to provide temporary shelter, often which serves as refuge for single parents or recently evicted parents and their child/children. Funds will pay for a hotel room for up to 7 nights, at one of the two hotel locations that provides temporary shelter.

12	Project Name	CIC HeadStart
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services Child Care Services
	Funding	CDBG: \$35,000.00
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of children who will benefit from CIC HeadStart's educational and enrichment program services in 2025-2026 are estimated to be 150 children, of child development age/pre-kindergarten who live in low- to moderately-low income households in the city of Danville.
	Location Description	
13	Planned Activities	Continued use of CDBG funding to support the local Head Start program. Head Start is a child development program offering education and enrichment activities and services, as well as dental, medical and nutritional services. Services for disabled children are also available. Head Start services are offered at no cost to low-income families, thereby increasing accessibility to educational and health services, and likely helping to improve economic opportunity for the children and parents who participate in this program.
	Project Name	Boys and Girls Club College Bound 2025-2026
	Target Area	Citywide
	Goals Supported	Public Service Objective 2- Recreation Activities
	Needs Addressed	Youth Services Child Care Services
	Funding	CDBG: \$11,000.00
	Description	The primary goal of Boys & Girls Club is to provide academic success via support to students from staff. This year's funds will be used to assist the Boys & Girls Club for College Bound and Academic Excellence Initiative, educational programs designed to motivate at-risk middle and high school students to pursue a college education. Funds will be also used for educational and college field trips, as well as job training education/preparation classes, self-esteem building and program administration.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 youth (middle and high school aged) students will benefit from Boys & Girls Club programs throughout the 2025-2026 program.
	Location Description	
	Planned Activities	Funds will be used to assist the Boys & Girls Club for College Bound and Academic Excellence Initiative, educational programs designed to motivate at-risk middle and high school students to pursue a college education. Funds also will be used for educational and college field trips, as well as job training education/preparation classes, self-esteem building and program administration.
14	Project Name	HOME Administration 2025-2026
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Public Facilities and Community Facilities
	Funding	HOME: \$29,500.00
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Program Administration: Develop, administer, revise, implement, and evaluate the day-to-day operation of the HOME entitlement program. Activities include program design; grant administration; subrecipient compliance monitoring; program outreach; public relations and training. Administrative costs include the following positions: Housing and Redevelopment Coordinator - 10% ; two Cost Estimators/Inspectors - 10%.
15	Project Name	CHDO Support - Habitat for Humanity 2025-2026
	Target Area	Citywide
	Goals Supported	Affordable Housing Obj. 8 - CHDO

	Needs Addressed	Housing Assistance - Homeownership Housing Development and Reconstruction
	Funding	HOME: \$44,500.00
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1 extremely low- to low-income families will be assisted by potentially constructing a home for them via Habitat for Humanity during 2025-2026.
	Location Description	N/A
	Planned Activities	Funds allocated via HOME funds to the CHDO Habitat for Humanity will be used to build one housing unit (home) for sale to a low- to moderate income household.

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

The City of Danville uses our federal fund allocations for the benefit of our extremely low-, low- and moderate-income residents city-wide, without a concentration nor target area. Each of the projects we fund meet CDBG's three core goals of: 1) creating decent housing; 2) establishing suitable living environments, and 3) providing expanded economic opportunities for our residents with insufficient incomes.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
CDBG Area Benefit	

Table 56 - 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 remain the geographic focus areas of the City's investment of HUD CDBG allocations.

Discussion

The distribution of funds by target area is projected to be primarily citywide, due to use of funds for various purposes, such as administrative, nonprofit support, and individual benefit oriented programmatic use of the annual HUD allocated funds. The residual funds are estimated to be divided up throughout smaller CDBG eligible areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will build and rehabilitate more homes to supply an increased amount of affordable housing for the City's residents. We will continue to seek out partnerships with innovative developers and organizations who can assist us in achieving this goal. We will also maintain our support for our CHDO (Habitat for Humanity), in using HOME funds for 2025-2026 to build an estimated 1 home for a low-income family in need of a home.

We will continue to support subrecipient organizations this year as well, such as Legal Aid Society, Haven of the Dan River, House of Hope and the Danville Department of Social Services (DSS). These organizations offer essential services to Danville's most vulnerable residents, namely temporary housing for people experiencing homelessness, and help to keep residents from losing their homes, offer financial assistance and relief to those struggling to pay utility bills, and often prevent families from being evicted and/or having an eviction posted to their credit record, as well as temporary shelter and resources for families and individuals of domestic violence and/or sexual assault victims.

The City also wishes to continue its Tenant Based Rental Assistance (TBRA) program, in the near future; once a new agency is identified to provide the case management and administer the program, the benefits of extending the TBRA program will be twofold: to help keep families from being evicted, and help the City of Danville to reach its following goals, specifically for our extremely low-income and low income community members, by 1) providing decent and affordable housing, and 2) reducing homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	450
Non-Homeless	450
Special-Needs	25
Total	925

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	22

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

Discussion

During last program year 2024-2025, the City provided home rehabilitation to 10 low-income homeowners. This created housing and maintained/improved Danville's housing stock for our low- and extremely low-income residents, and the beneficiaries of these efforts were largely senior citizens. The City intends to continue improving and increasing our housing stock this PY 2025-2026, by rehabilitating an additional 10 homeowner-occupied homes. We are in the process of acquiring lots in the Camp Grove neighborhood on which to build modular single-family homes using HUD HOME funds, and then plan to sell them to first-time homebuyers who meet the HUD income guidelines.

A shortage of contractors in Danville is still a lingering hurdle to the City, in terms of reaching its goal of increasing the number of both new, and rehabbed housing units, that the City can generate. Initial steps in planning a collaboration with a regional trade school are underway, to increase the number of skilled-trade workers in the Danville region.

Over the past program year (PY) 2024-2025, the City experienced a loss of housing units for our most susceptible residents. This is due to housing rent hikes because of several factors, which include an increased cost of living, inflation, groceries and transportation costs. Additionally, more homes are being purchased to be used as AirBnBs, or, to obtain a higher monthly rent from tenants who can afford to pay such rates. This PY 2025-2026, the Community Development department will continue to work with developers and partner with agencies to bring more affordable housing units to the City of Danville.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Danville is a frequent partner of the public housing authority, the Danville Redevelopment and Housing Authority (DRHA), which participates in a range of activities and services for members of the Danville community, specifically those who live in public housing developments; main goals include creating and preserving housing, in addition to providing citizens with information and tools needed to understand both renting and homebuying rights and responsibilities. In addition, the Housing and Development Division is planning the third annual Danville Area Housing Extravaganza, to be held in fall 2025 for the benefit of renters and buyers of all income ranges.

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

DRHA submits its own plan that the City will share with HUD. DRHA is partnering with the housing developer REHAB builders, to build a 52-unit senior apartment complex which will be known as Sellan Valley Apartments, to serve as an income-restrictive housing development for senior citizens of Danville.

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

DRHA's Center for Housing Education offers classes and education free of charge that are open to all of those who reside in public housing. It also participates in citizen outreach on the premises of Danville's public housing developments, to make sure residents have advance notice of these opportunities. Subjects include, but are not limited to, the following: debt management counseling, fair housing training, building buyer awareness of predatory lending, homebuyer education, rental counseling and pre- and post- purchase counseling, as well as financial education for children and youth. The City of Danville also engages in outreach to residents of public housing directly, and via its community partners, to invite and encourage participation of low-income residents in matters of housing and homeownership. The City also refers citizens to Telamon, a nonprofit organization that offers credit repair assistance, financial literacy and homebuyer education and mortgage consulting services.

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

N/A

Discussion

Various data sets and studies on housing, housing affordability, and homelessness that have been shared currently in the City of Danville have shown us that we need to create (build or rehab) 3,000 units of housing to meet the City's current need. The City's recent experience also shows within that need, that the creation of Permanent Supportive Housing (PSH) will aid in reducing chronic

homelessness of residents who need some measure of support to remain housed; more broadly, it will help to improve health outcomes for all our residents. Therefore, the City intends to support our partners at the public housing authority to apply for federal PSH funds. We will also continue to support the work of our public housing authority in other ways.

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

Introduction

The City of Danville will continue to engage with several agencies to combat homelessness and make funding allocation decisions regarding subrecipient requests of HUD funds for CDBG projects.

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 House of Hope shelter and the Department of Social Services Temporary Shelter program both have outreach procedures in place to reach homeless residents and let them know about shelter services they can provide, as well as assessment procedures to determine individual needs and/or the needs of families. Both the City of Danville Community Development department, which includes the Housing and Development division, distribute brochures and flyers at our office to broadcast services and programs of such agencies as those mentioned above, to the public; and we, in turn, support these partners by attending their events. The House of Hope and DRHA both participate in the Annual Point in Time (PIT) count. The City is also a member of the West Piedmont Better Housing Coalition (WPBHC), which gives information and awareness about homelessness so that members can assist those in need. As part of being members of these organizations, these individuals are also important advocates to those in need.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's financial support to the Department of Social Services Temporary Shelter program, and to the House of Hope shelter, offers emergency shelter anywhere from a few days, to up to 30 days, for low- and very low- income families and individuals who find themselves homeless due to various emergencies. The House of Hope expanded Norma's Place last PY 2024-2025, to include a Family Service Center to house and service more needy families across the city. In addition, the City allocates funding to the Neighbors Helping Neighbors program at the Department of Social Services, and this program pays utility arrears that keeps the power on in homes that were going to be shut off. By supporting Neighbors Helping Neighbors, the City prevents more families from becoming homeless (homes that have no electricity are not habitable, so if a family's power is disconnected, they cannot live in the home, which, in turn, can create an unsuitable living environment).

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 persists in its efforts to reduce homelessness with financial support to our community's primary homeless shelter, the House of Hope, as well as funding for both the Department of Social Services Temporary Shelter program, which also aids in assisting those who are in jeopardy of being homeless with a means of temporary shelter, and Neighbors Helping Neighbors, in providing a portion of funding for their utility arrears assistance program. In addition, we also have a longer-term strategy for addressing homelessness, which is comprised of ongoing work to rehabilitate and build new homes for the people of Danville. Our Housing and Development division is actively meeting with developers and seeking out partnerships to create the new housing we know is needed as outlined in the *Danter Housing Study* and the City's *Investing in Danville* report.

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

The City is part of the Continuum of Care (CoC) network; the agencies that comprise the CoC work together to make sure that Danville residents have the opportunity to learn about resources and be connected with the most appropriate agency or agencies, to meet their needs without having to knock on many doors.

Discussion

See previous sections.

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

Introduction:

The City is in the process of completing a Comprehensive Planning process, called Plan Danville, which is examining demographics, needs, priorities, current policies, future land use, transportation, education, workforce/economic development, and housing needs. The City recently worked with Ken Danter to complete the Danter Housing Strategies report, which in 2022, updated its mid-2000s report. Although those findings are grim, as Danville continues to face an affordable housing shortage of all housing types and for all incomes, there is hope on the horizon. Several promising potential remedies and new developments of projects are currently in our Housing Development pipeline, which include 2,525 housing units of which 1,548 of those are for rent, and 977 are for sale. The current demand is to build 606 single-family homes and 760 apartments. The pipeline data would indicate that we will surpass this demand goal. The City of Danville plans to hold a Housing Summit again this fall, separate from the Housing Extravaganza. The fall Housing Summit will be held on Thursday, October 9th, 2025, in which it will showcase sites, programs, and needs, and encourage financial organizations, state organizations, developers, contractors, and realtors to gather together to share, learn, and collaborate about their needs and future projects/endeavors.

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

Plan Danville consultants will proceed with their work on a small area plan for the Almagro neighborhood, which falls within in a Qualified Census Tract. The Plan will continue to examine current zoning/housing policies and related updates to allow for more housing opportunities. The Housing & Development Division Director will remain in communication with both City Council and the Industrial Development Authority (IDA), to implement residential development incentives and programs for 81-95% AMI citizens who would like to move into new rentals or homes. One of the residential incentives is City fee waivers, which includes building/zoning permits. The minimum investment must be \$6M and 60 units, if a multi-family; if a single-family, investment must be 50 units and \$5M. Real estate tax grants and other reimbursements may be applied for; each application is looked at on a case-by-case basis; in addition, the developments must meet the Danter Study recommendations. Housing & Development has also hired WRT to help plan three residential parcel developments, of which affordable housing is a key outcome. Lastly, in March 2023, the requirement for curb and gutter in new subdivisions was removed in the zoning ordinance to encourage new development.

Discussion:

The City is working to encourage developments of all types - single family, multifamily, and mixed housing for all incomes.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Danville provides services and programs to residents using CDBG, HOME and our Lead SAFE and Healthy Homes federal funds.

Actions planned to address obstacles to meeting underserved needs

As previously described, our core projects to meet people's underserved needs include the following: the building of new homes and the acquisition of lots on which to build them, and the rehabilitation of existing homes; lead abatement; fair housing in-person and phone outreach, education and on-site support from our Fair Housing officer. Another essential project we are working on to support with CDBG funds, is the provision of services to meet urgent community needs that are unable to be met with local funding, such as financial support of organizations doing youth tutoring, early childhood education, mentorship programs, and pro-bono legal assistance. The City also intends to conduct a survey, in cooperation with our community partners, to assess the City's need to provide increased language access. While only 5.49 percent of our population speaks a language other than English, the percentage of Spanish-speaking residents is 3.19 percent and gradually increasing. The City of Danville wants to make sure that all these speakers of other languages in our community can readily understand and partake in all events and opportunities, to contribute their available energies and skills. We also are constantly seeking new ways, and looking to improve existing ways of ensuring that our residents of Danville who speak languages other than English, can readily access opportunities to get assistance when needed.

Actions planned to foster and maintain affordable housing

In addition to all the previously described efforts to foster and maintain affordable housing (for a range of incomes including low- and extremely low-incomes), the City of Danville will schedule the Danville Area Housing Extravaganza for fall 2025. The planning for this large event is a collaboration between the City of Danville, our public housing authority, Pittsylvania County government, the Danville Neighborhood Development Corporation, and area realtors and landlords. We will promote the event on social media and the local newspaper. It is open to the public and free of charge. We estimate it will draw 200 to 250 visitors. The event will offer valuable information and services to homebuyers and renters of all incomes in Danville/Pittsylvania County.

Actions planned to reduce lead-based paint hazards

The City of Danville will continue to use CDBG funds to reduce lead hazards. We also created a division within Community Development whose sole intent is to reduce lead in homes with children under the age of 6. This division, Lead Safe Danville, started in May of 2022. It is a HUD-funded program that continues to have a positive health impact for affected residents by performing lead abatements on homes in its first cycle of 42 months; in addition, this program has an additional community health

impact by testing additional households for lead and educating many households within Danville about how to keep their families safe from lead. Lead Safe Danville will continue to attend community-based events such as Make Danville Shine and the National Night Out. Outreach will include presentations to the Department of Social Services, PATHS health clinic, The Health Collaborative, Virginia Health Department, Dan River Association of Realtors, Danville Public Schools Board, and a host of other civic and religious organizations in Danville. These presentations will detail information on where citizens may encounter lead in everyday items, as well as the danger of exposure and to ways to limit their exposure to lead in their homes. Lead Safe Danville will work closely with Virginia Department of Health and PATHS when there is a child with elevated blood lead levels (EBLL). In those EBLL cases, each group works together to assist the child and his/her family.

Lead Safe Danville will also work with DRHA and other agencies to impact as many homes as possible, and with supplemental funding will be promoting Healthy Housing initiatives that help families to make their homes safer and healthier.

Actions planned to reduce the number of poverty-level families

The CoC and the Danville Department of Social Services work with the City to reduce poverty among our families and individuals through a range of programs including opportunities for education and skills training; receipt of some federal financial benefits such as TANF, SNAP and WIC; direct assistance to pay utility arrears and in some cases rental deposits. We also invest in early childhood development and youth development programs such as providing funds to CIC Head Start, Big Brothers Big Sisters, and Boys and Girls Club. These three organizations combined, are anticipated to provide education, literacy, skill building and other enrichment to 300 children and school-age youth this PY 2025-2026.

In summary, these 4 subrecipients mentioned above will serve a combined total of 300 low- to moderate-income children and/or youth and citizens.

Actions planned to develop institutional structure

The City of Danville will persist in collaborating with private industries to attract new business and manufacturing to Danville, which in turn, will increase the incomes and employment options for our residents and hopefully increase their well-being. We anticipate that the arrival of more private industries will also drive more housing construction and rehabilitation, and more community development. However, the City is not stopping there. This year, we will sustain and work to increase our efforts of public participation in planning solutions for Danville via our Plan Danville initiative, and encourage residents in need of housing to gather together with housing providers, to network, as well as learn about methods and pathways to homeownership.

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

service agencies

This year, the City will continue to coordinate with private, public, social services agencies and community organizations, including but not limited to those in the CoC, to increase valuable services and opportunities which help to keep our residents healthy, and allow them to meet their basic needs and pursue fulfilling lives here in the City of Danville.

Discussion:

See previous sections.

Program Specific Requirements

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

Introduction:

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	10,000
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:	10,000

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
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.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

The City will support efforts of the non-profits and social service organizations that provide services that help the City achieve these goals: 1) provision of decent housing, including helping homeless residents to obtain emergency and permanent housing, particularly the most disadvantaged members of the community 2) creation and maintenance of suitable living environments, including the safety and livability of neighborhoods and 3) provision of expanded economic opportunities, including job creation and expansion and stabilization of small businesses. We will also continue to support their efforts to obtain funding from various sources for their programs, including private donations and their applications for funding on the federal, state, and local levels.

Having federal funds available would enhance any of the listed programs that serve the City and would mean more services could be provided, and that more housing could be created, faster. Because of the relative scarcity of all types of funding, the City has been working with various organizations to develop programs that would increase the capacity of local organizations to leverage federal funding so that more money would be available for additional innovative activities to meet urgent community needs. Furthermore, effective use of our existing financial and other resources is always 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:

1. 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 three (3) units by the CHDOs.

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 by 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:

1. 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:

1. 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 multi-family housing that is being rehabilitated with HOME funds. Furthermore, the funds will not be used to refinance multi-family loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multi-family loans made or insured by any federal program, including CDBG.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Please see below.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

1. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Our TBRA program is new, began less than one year ago, therefore we have not had to address having to turn away any income and circumstance eligible applicants. All income and circumstance eligible applicants for TBRA were assisted and we did not have to turn down any of these regardless of their disability status. The TBRA program is on hold at present so this issue can be revisited when the program begins again.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Danville is not creating, nor does it intend to manage any rental housing projects.

The City works to meet all program specific requirements as detailed in the enabling legislation and program guidelines. City staff continues to work alongside subrecipient organizations to ensure that these requirements are met, and the City oversees its own internal operations to meet the same compliance and management goals.

Appendix - Alternate/Local Data Sources

Sort	Type	Date	List the	Provide a	What was	Provide	Briefly describe	Describe	Describe the	How complete	What time	What is the
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or de r		Sou rce Na me	name of the organi zation or individ ual who origina ted the data set.	brief sum mary of the data set.	the purpo se for devel oping this data set?	the year (and optio nally mont h, or mont h and day) for when the data was collec ted.	e the metho dology for the data collecti on.	the total popul ation from which the sampl e was taken.	demogr aphics of the respond ents or charact eristics of the unit of measur e, and the number of respond ents or units surveye d.	hensive is the coverag e of this administ rative data? Is data collectio n concentr ated in one geograp hic area or among a certain populati on?	perio d (prov ide the year, and optio nally mont h, or mont h and day) is cover ed by this data set?	status of the data set (com plete, in progr ess, or plann ed)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												

Council Letter City of Danville, Virginia



CL - 2067

NEW BUSINESS B.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Vacation of Right of Way.

From: Brian Dunevant, Assistant Director of Public Works | City Engineer

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Vacating Approximately 0.43 Acres of Unimproved Public Right-of-Way, also known as Lee Court, Adjacent to Parcel Identification Numbers 74662 and 74664.

SUMMARY

Billy D. Watlington, Jr. and Sandra L. Watlington have requested that the unimproved right-of-way adjacent to Lynch Street, named Lee Court, be vacated. The Watlington family own both parcels that surround Lee Court.

BACKGROUND

The owners of Parcel Identification Numbers 74662 and 74664 are requesting the City of Danville vacate approximately 0.43 acres of unimproved city right-of-way, adjacent to these parcels, known as Lee Court, for the purpose of consolidation with their existing properties. The vacation was recommended by Community Development Planning office staff in 1997, but the process was never completed.

All applicable City departments have reviewed the request and no concerns were indicated. A public notice has been published as required.

As allowed by Section 15.2-2006 of the Code of Virginia, 1950, as amended, the City of Danville has a policy in which applicants can request City Council to vacate the right-of-way adjacent to their property. The applicant is responsible for paying the actual cost incurred by the City for the public hearing advertisement plus a fee for processing the application and the recording fee.

RECOMMENDATION

It is recommended that City Council adopt the accompanying Ordinance vacating approximately 0.43 acres of unimproved right-of-way, known as Lee Court, to the adjacent property owners of Parcel Identification Numbers 74662 and 74664.

Attachments

1. Ordinance
 2. Exhibit A - Map
-

PRESENTED: _____

ADOPTED: _____

ORDINANCE NO. 2025-____.

AN ORDINANCE VACATING APPROXIMATELY 0.43 ACRES OF UNIMPROVED PUBLIC RIGHT-OF-WAY, ALSO KNOWN AS LEE COURT, ADJACENT TO PARCEL IDENTIFICATION NUMBERS 74662 AND 74664.

WHEREAS, pursuant to Sections 15.2-2006 and 15.2-2008 of the Code of Virginia, 1950, as amended, the governing body intends to move to vacate a portion of the unimproved public right-of-way, known as Lee Court, containing 0.43 acres, more or less, to the abutting property owner at Parcel Identification Numbers 74662 & 74664, at no cost other than the application fee, public hearing advertisement cost, and the recording fee, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1408, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right of way; and

WHEREAS, the owner of Parcel Identification Numbers 74662 & 74664 has requested in writing that the unused, unimproved right-of-way known as Lee Court, in between Property Identification Number 74662 and Parcel Identification Number 74664, both of which are owned by Billy Watlington, be vacated for the purpose of consolidation; and

WHEREAS, the owner of Parcel Identification Numbers 74662 & 74664 has agreed to pay the cost of the application fee, the public hearing advertisement cost, and the recording fee, and to consolidate said portion of right-of-way into the adjacent Parcel Identification Numbers 74662 & 74664, by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia within two (2) years of the date this ordinance of vacation is executed; and

WHEREAS, the City has agreed to vacate the aforementioned right-of-way at no cost other than the application fee, the public hearing advertisement cost, and the recording fee, but if the said portion of right-of-way is not consolidated into the adjacent Parcel

Identification Numbers 74662 & 74664, by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia by the property owner within two (2) years of the date this ordinance of vacation is executed, such portion of right-of-way shall automatically revert back to right-of-way; and

WHEREAS, it appears to the City Council that due notice of the aforesaid vacation has been given as required by law, and that such vacation would be in the best public interest.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Danville, Virginia, that the unimproved public right-of-way, known as Lee Court, located adjacent to Parcel Identification Numbers 74662 & 74664, containing 0.43 acres, more or less, as shown on an exhibit prepared by the Office Of The City Engineer, project number B-1408, a copy of which is attached hereto, and made a part hereof, for a more particular description of said right-of-way, is hereby vacated and abandoned to the abutting property owner at Parcel Identification Numbers 74662 & 74664 at no cost other than the application fee, public hearing advertisement cost, and recording fee, but if the said portion of right-of-way is not consolidated into the adjacent Parcel Identification Numbers 74662 & 74664 by a separate plat recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia by the property owner within two (2) years of the date this ordinance of vacation is executed, such portion of right-of-way shall automatically revert back to right-of-way ; and

BE IT FURTHER ORDAINED, that the Council of the City of Danville, Virginia, hereby authorizes and directs the City Manager to execute on behalf of the City any required deeds and agreements related thereto; and

BE IT FINALLY ORDAINED, that a certified copy of this Ordinance and Exhibit be recorded and indexed in the Deed book at the Clerk's Office of the Circuit Court of the City of Danville, Virginia.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

TOTAL AREA OF EXISTING LEE COURT
TO BE VACATED:
18,712 SQ. FT.
OR 0.43 AC. MORE OR LESS

NOTE:
1. DIMENSIONS SHOWN ARE FOR
INFORMATIONAL PURPOSES ONLY;
NOT FIELD SURVEYED.

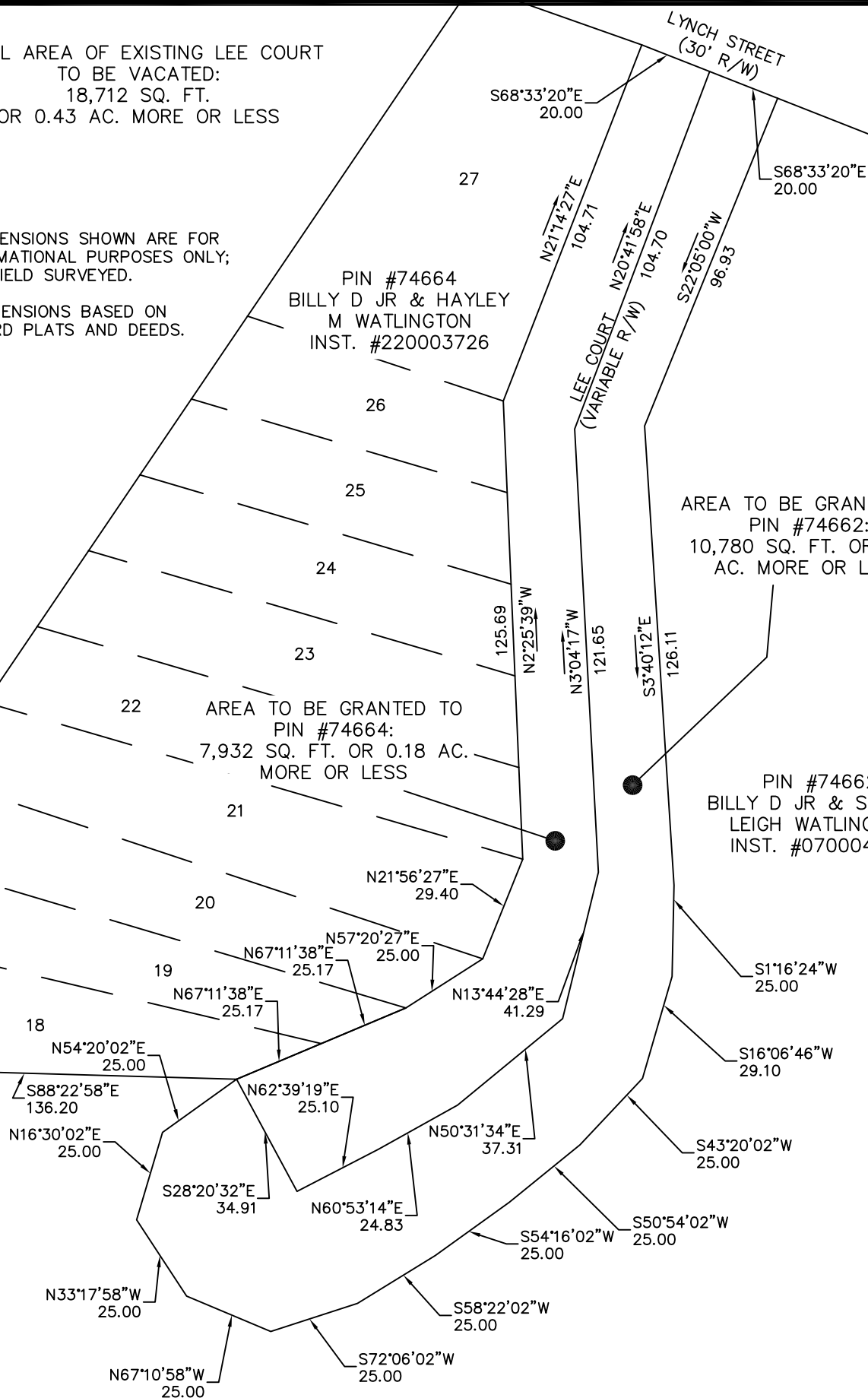
2. DIMENSIONS BASED ON
RECORD PLATS AND DEEDS.

PIN #74664
BILLY D JR & HAYLEY
M WATLINGTON
INST. #220003726

AREA TO BE GRANTED TO
PIN #74662:
10,780 SQ. FT. OR 0.25
AC. MORE OR LESS

PIN #74662
BILLY D JR & SANDRA
LEIGH WATLINGTON
INST. #070004566

AREA TO BE GRANTED TO
PIN #74664:
7,932 SQ. FT. OR 0.18 AC.
MORE OR LESS



INST. #980000876

EXHIBIT A SHOWING:
RIGHT-OF-WAY
BEING VACATED BY:
THE CITY OF DANVILLE, VIRGINIA
AS SHOWN ON:
MAP OF "LEE HEIGHTS"
RECORDED IN CLERKS OFFICE
OF THE CIRCUIT COURT OF
PITTSYLVANIA COUNTY, VA.
AT DB. 359 PG. 298
SCALE 1"=40' DATE: MAY 8, 2025

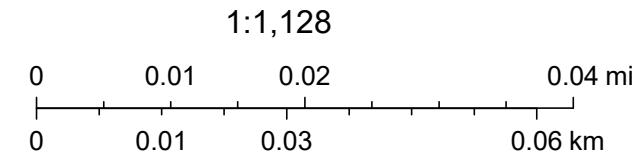
PREPARED BY THE OFFICE OF THE CITY ENGINEER

B-1408

MAP - FOR REFERENCE ONLY - LEE COURT VACATION REQUEST



5/7/2025, 9:55:24 AM



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, Danville GIS

Council Letter City of Danville, Virginia



CL - 2182

NEW BUSINESS C.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Designating a Portion of 18 Floyd St as a Revitalization Area.

From: Susan McCulloch, Division Director of Housing & Development

COUNCIL ACTION

A Resolution Designating a Portion of 18 Floyd Street as a Revitalization Area with Non-Housing Buildings, or Portions Thereof, Appropriate for Economic Development.

SUMMARY

The City Council of the City of Danville designated U.S. Census Tracts 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13.01, 13.02, and 14 as Revitalization Areas on February 4, 2025. The Morotock Building, 18 Floyd Street, is in a designated Revitalization Area in Census Tract 5. Because the developer would like to offer 1,329 ft on the first floor of the existing building located at 18 Floyd Street as office space, a Resolution would need to be passed to allow for this Economic Development use.

BACKGROUND

Virginia Housing is a state agency that offers funding and loans for qualified residential projects. One of the qualifications is that the project should be in a Qualified Census Tract or Revitalization Area. The developer of 18 Floyd Street is applying for VA Housing funding and this resolution would allow for one office space to be allowed in the building for business use.

RECOMMENDATION

Staff recommends City Council adopt this resolution to allow 18 Floyd Street to contain office space for an opportunity for economic development in the City of Danville's Revitalization Area.

Attachments

1. Resolution
 2. Revitalization Areas
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025-____.____

A RESOLUTION DESIGNATING A PORTION OF 18 FLOYD STREET AS A REVITALIZATION AREA WITH NONHOUSING BUILDINGS, OR PORTIONS THEREOF, APPROPRIATE FOR ECONOMIC DEVELOPMENT

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the City Council of Danville, Virginia, desires to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the industrial, commercial or other economic development of the Area will benefit the City, but the Area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in the Area; and

BE IT FURTHER RESOLVED that private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Areas and thereby create a desirable economic mix of residents in the Area; and

BE IT FURTHER RESOLVED by the Council of the City of Danville, Virginia, that it hereby specifically designates the Area as a Revitalization Area, in accordance with Section 36-55.30:2A of the Code of Virginia; and

NOW, BE IT FINALLY RESOLVED that the following nonhousing building (or nonhousing portion of the building) located or to be located in the Area is necessary or appropriate for the industrial, commercial or other economic development of the Area:

1,329 ft² on the first floor of the existing building located at 18 Floyd Street.

Approved:

Mayor

Attest:

Clerk

Approved as to
Form and Legal Sufficiency:

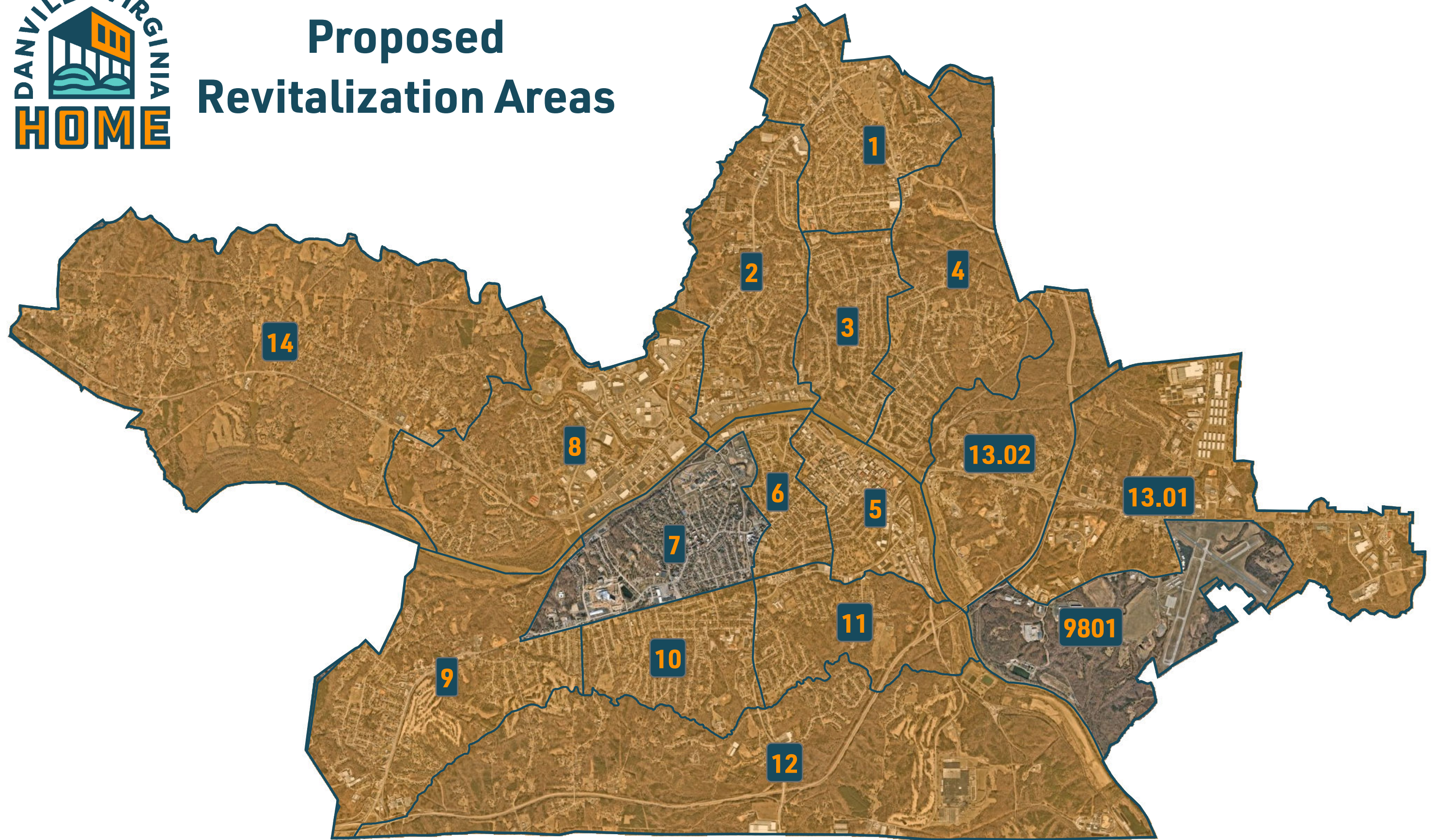
City Attorney

EXHIBIT A

[Insert description or plat of the area designated as a revitalization area]



Proposed Revitalization Areas



Council Letter

City of Danville, Virginia



CL - 2187

NEW BUSINESS D.

City Council REGULAR MEETING

Meeting Date: July 15, 2025

Subject: Approving a Lease Agreement with Caesars, Virginia.

From: Corrie Bobe, Director of Economic Development and Tourism

COUNCIL ACTION

A Resolution Approving and Authorizing a Lease Agreement for Facilities at Caesars Virginia to the City of Danville to Provide a Location for a Satellite Visitor Center.

SUMMARY

Caesars Virginia is offering a retail space within the resort for the establishment of a satellite Visitor Center for the City's regional tourism marketing program. As part of the development agreement, the City negotiated that Caesars would lease space to the City to promote local tourism efforts.

BACKGROUND

The 600-square-foot dedicated space located between the elevators and the entrance to the spa, fitness center, and pool. Caesars is offering this space as a month-to-month lease at \$2,000 per month, which covers utilities, maintenance, cleaning, parking, and trash pickup. Additionally, Caesars will oversee any necessary improvements, including installing outlets and data for digital kiosks and displays. This partnership also brings with it a range of marketing benefits at no extra cost, including the ability to display in-room tourism promotion materials, digital marketing on hotel room televisions, and placement in the resort's digital signage rotation. With permission from event holders and Caesars Virginia leadership, the City will have an opportunity to sell merchandise or have a Travel Counselor present to assist guests with information at one of the conference vendor spaces/windows. There will be additional costs associated with furnishing the space, digital kiosks, and signage.

RECOMMENDATION

Staff recommends the City Council authorize the City Manager to sign a month-to-month lease with Caesars Virginia for 600 square feet of retail space within the resort at an all-inclusive cost of \$2,000 per month.

Attachments

1. Resolution
 2. Caesars Virginia - Revocable License Agreement
-

PRESENTED: _____

ADOPTED: _____

RESOLUTION NO. 2025 - _____._____

A RESOLUTION APPROVING AND AUTHORIZING A LEASE AGREEMENT FOR FACILITIES AT CAESARS VIRGINIA TO THE CITY OF DANVILLE TO PROVIDE A LOCATION FOR A SATELLITE VISITOR CENTER.

WHEREAS, the City of Danville, Virginia and Caesars Virginia LLC desire to enter into a lease agreement to open a satellite Visitor Center at the Caesars Virginia casino resort located at 1100 West Main Street to enhance engagement of the traveling public and further promote tourism assets in Danville and Pittsylvania County; and

WHEREAS, this agreement shall be between the City of Danville and Caesars Virginia, LLC and will run on a month-to-month basis; and

WHEREAS, the leased premises provides 600 square feet of space to house tourism staff, showcase tourism collateral, and sell City and Visit SoSi branded merchandise.

NOW THEREFORE, BE IT RESOLVED, by the Council of the City of Danville, Virginia that the Lease Agreement, substantially in the form attached hereto and made a part hereof as if fully set forth herein, between the City of Danville, Virginia and Caesars Virginia, LLC be, and the same is hereby, approved; and

BE IT FINALLY RESOLVED that the City Manager be, and the same is hereby, authorized to execute said agreement on behalf of the City.

Approved:

Mayor

Attest:

City Clerk

Approved as to
Form and Legal Sufficiency:

City Attorney

REVOCABLE LICENSE AGREEMENT

This **REVOCABLE LICENSE AGREEMENT** (this "Agreement") shall be deemed made and entered into as of June 1st, 2025 (the "Effective Date"), by and between **Caesars Virginia, LLC** ("Licensor"), a Delaware limited liability company whose business address is 1100 West Main Street, Danville, Virginia 24541 and **City of Danville** a Virginia municipal corporation having an address at 427 Patton Street, Danville Virginia 24541 ("Licensee"). Licensor and Licensee may be referred to herein in the singular as the "Party" or collectively as the "Parties".

WHEREAS, Licensor operates a hotel casino located at 1100 West Main Street, Danville, Virginia (the "Hotel Casino") within which a portion of the Hotel Casino is used for concessionaires selling merchandise to its patrons that are ancillary to the general purpose of Licensor operating as a first-class casino gaming property;

WHEREAS, Licensee desires to utilize a portion of the Hotel Casino for the sole and exclusive purpose of locating a desk, promotional kiosks and related facilities to be used to promote local tourism efforts (the "Permitted Use"); and

WHEREAS, Licensor is willing to grant Licensee a revocable license to utilize the space as depicted on Exhibit A (the "Licensed Premises"), constituting an area of approximately 600 square feet (the "Store Floor Area") to conduct the Permitted Use, based upon Licensee's willingness to fulfill all covenants, terms, conditions, representations and warranties contained herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the Parties agree as follows:

1. GRANT OF LICENSE.

1.1. Grant of License. Licensor hereby authorizes Licensee to utilize the Licensed Premises for the Permitted Use (the "License"). Nothing herein shall give Licensee any rights as a Licensee and Licensee shall hold no interest or estate in real property as a result of this Agreement. Licensor makes no representations or warranties regarding the number of potential customers who may visit Licensee's location.

1.2. Permitted Use. Licensee shall operate its business from the Licensed Premises. The Licensed Premises shall be occupied and used by Licensee solely for the Permitted Use, and for no other purpose whatsoever. Licensee expressly understands and acknowledges that its Permitted Use is nonexclusive, and that other licensees and Licensees may sell items identical or similar to those sold by Licensee, and in no event shall this License grant any exclusive use rights with respect to any merchandise currently or in the future sold at the Hotel Casino. Licensee shall use the Licensed Premises to promote tourism for the City of Danville. Licensor retains final approval over all product offerings with the understanding that all such product and service offerings shall fully comply with Virginia law as related to the sale of goods and services and Licensee shall bear complete responsibility for assuring such compliance.

2. TERM AND TERMINATION.

2.1. Term. The term of this Agreement shall be on a month-to-month basis beginning on the date that Licensee occupies the Licensed Premises (the "Term"). Either party may terminate this Agreement with thirty (30) days' written notice to the other party.

2.2. Licensor's Termination Right. Intentionally Omitted.

2.3. Upon Event of Default. This Agreement shall be terminated upon an Event of Default as set forth in Section 13 below.

- 2.4. **Effect of Expiration or Termination.** Upon termination or expiration of this Agreement, Licensee shall remove from the Licensed Premises all of Licensee's Products, equipment and other materials, and shall repair any damage thereto resulting from such removal, at Licensee's sole cost and expense, and thereupon provide the Licensed Premises back to the Licensors in reasonable condition, ordinary wear and tear excepted. The initial installation and final removal of all of Licensee's Products, equipment and materials shall be made promptly, in a good and workmanlike manner, by duly licensed contractors and subcontractors in accordance with all applicable laws and all requirements of Licensors and without interference with the rights of other licensees, Licensees, guests or occupants.
- 2.5. **Intentionally omitted.**
3. **LICENSE FEE; Security Deposit.**
- 3.1. **License Fee.** Licensee agrees to pay to Licensors, without notice or demand, per the Remittance procedure noted in Section 3.6 below, a license fee (the "License Fee") equal to Two Thousand Dollars and No/100 (\$2,000.00) per month. For the sake of clarity, this License Fee includes any utility, cleaning, or maintenance expenses associated with the Licensed Premises.
- 3.2. **Intentionally omitted.**
- 3.3. **Intentionally omitted.**
- 3.4. **Remittance.** Licensee shall deliver all License Fees to Licensors via the on-line payment processing website "Licensee Connect". Upon execution of this Agreement, Licensee shall provide to Licensors a contact email address at licensors's email leasedtenants@caesars.com, and licensors shall provide to licensee via said email address instructions for enrollment into "Tenant Connect". Licensee's failure to pay the License Fee amount when owed shall entitle Licensors to immediately terminate this Agreement (regardless as to any other section of this Agreement related to notice). Termination of this Agreement, for any reason, shall not relieve Licensee from its obligation to make any payment due hereunder, including, without limitation, any portion of the License Fee attributable to sales occurring prior to termination of this Agreement. Time is of the essence with regard to the delivery of all required payments.
- 3.5. **Intentionally omitted.**
- 3.6. **Late Charge.** If Licensee shall fail to pay any installment of the License Fee or any other amount due under this Agreement within five (5) days of the date the same became due and payable, then Licensee shall pay to Licensors a late payment service charge ("Late Charge") covering administrative and overhead expenses equal to five percent (5%) of the amount overdue. Late fees will be calculated on a compounding basis, meaning that Late Fees are assessed on the entire open balance due. For example, if June's Base Fee is late, the Late Fee will be assessed at five percent (5%). If June's Base Fee is still due and owing in July, then the entire balance (June's Base Fee, June's Late Fee and July's Base Fee) will be subject to a Late Fee. The foregoing service charge is agreed to be a fair and reasonable charge under the circumstances and shall not be construed as interest on a debt payment. In the event that any charge imposed under this Agreement is either stated or construed to be interest, then no such interest charge shall be calculated at a rate that is higher than the maximum legal rate under applicable law. The foregoing provisions for payment of the Late Charge shall not be construed to extend the date for payment of any sums required to be paid by Licensee hereunder or to relieve Licensee of its obligation to pay all such sums at the times herein stipulated. The Late Charge shall be invoiced to the Licensee the month following the late payment.

3.7. **Licensor's Expenses.** If Licensor pays any monies or incurs any expense to correct a breach of this License by Licensee or to do anything in this License required to be done by Licensee, or incurs any expense (including, without limitation, attorney's fees and court costs) as a result of Licensee's failure to perform any of Licensee's obligations under this License, all amounts so paid or incurred shall, on notice to Licensee, be considered an additional expense payable by Licensee with the first installment of the License Fee thereafter becoming due and payable.

3.8. **Security Deposit.** Intentionally Omitted.

4. **LICENSED PREMISES.**

4.1. **Licensor's Work.** Licensor shall not have any obligation to install any improvements on the Licensed Premises prior to delivering it to the Licensee, and Licensee accepts the Licensed Premises in its present "AS IS, WHERE IS" condition.

4.2. **Improvements.** Licensee shall be responsible for all costs and expenses associated with construction improvements to the Licensed Premises (the "Improvements"), retaining and authorizing the performance of services by any and all design, development, construction and other professionals engaged in the initial design, development, construction and outfitting of the Licensed Premises that will be placed on the Licensed Premises, in accordance with the terms and conditions set forth in the Improvement Agreement set forth on **Exhibit F** attached to this Agreement. The costs of constructing the Licensed Premises shall be borne 100% by Licensee. At all times during the Term and thereafter, Licensee shall retain all right, title and interest in and to the Licensed Premises and Products.

4.3. **Licensee's Liens.** Before the actual commencement of any work for which a claim or lien may be filed, Licensee shall give Licensor no less than fifteen (15) days' advance written notice prior to entering into contract with any prime contractor intending to perform such work, and in any event no less than fifteen (15) days prior to the intended commencement date to enable Licensor to record, post and deliver to all contractors notices of non-responsibility or any other notices which Licensor deems necessary for the proper protection of Licensor's interest in the Licensed Premises or the Retail Center and Licensor shall have the right to post such notices on the Licensed Premises at any reasonable time. Licensee shall not suffer any mechanics' or materialmen's lien to be filed against the Licensed Premises or the Retail Area, including, but not limited to, any fixtures therein, by reason of work, labor, services or materials performed or furnished to Licensee or anyone holding any part of the Premises under Licensee. If any such lien shall at any time be filed as aforesaid, Licensee may contest the same in good faith, but, notwithstanding such contest, Licensee shall, within ten (10) days after the filing thereof, cause such lien to be released of record by payment, bond, order of a court of competent jurisdiction, or otherwise. In the event of Licensee's failure to release of record any such lien within the aforesaid period, Licensor may remove said lien by paying the full amount thereof or by bonding or in any other manner Licensor deems appropriate, without investigating the validity thereof, and irrespective of the fact that Licensee may contest the propriety or the amount thereof, and Licensee, upon demand, shall pay Licensor the amount so paid out by Licensor in connection with the discharge of said lien, together with interest thereon at the Interest Rate, accruing from and after Licensor's demand for such sum, and reasonable expenses incurred in connection therewith, including reasonable attorneys' fees, which amounts are due and payable to Licensor immediately upon notice from Licensor. Nothing contained in this Agreement shall be construed as a consent on the part of Licensor to subject Licensor's estate in the Licensed Premises or the Retail Center to any lien or liability under the lien laws of the State of Virginia. Licensee's obligation to observe and perform any of the provisions of this Section shall survive the early termination or expiration of this Agreement. Licensee shall not create or suffer to be created a security interest or other lien against any Improvements, additions or other construction made by Licensee in or to the Licensed Premises, the Retail Center or against any equipment or fixtures installed by Licensee therein (other than Licensee's personal property which is not considered fixtures), and should any security interest be created in breach of the

foregoing, Licensor shall be entitled to discharge the same by exercising the rights and remedies afforded it under this Section.

4.4. Intentionally omitted.

4.5. Maintenance of Licensed Premises. The Licensee shall at all times at Licensee's sole cost and expense, keep the Licensed Premises in a first-class standard and in good order, clean, orderly and sanitary condition. Licensee shall promptly report any maintenance issues that require repair by Licensor. The Licensee is responsible for regular cleaning and minor maintenance tasks, such as replacing light bulbs as needed. If a Licensee causes damage (intentionally or due to neglect), Licensee shall be responsible for the cost of repairs. Licensor shall be responsible for Major Repairs, including the foundation, roof and structural portions of exterior walls, heating, electrical, plumbing, ventilating and air conditioning fixtures and systems, lighting, waterproofing and other mechanical equipment and appurtenances.

4.6. Liability for Inventory. Licensee assumes all liability whatsoever, regarding the storage of its inventory, equipment and property. The assumption of risk includes damage due to theft, vandalism, fire, water, leaks, etc. whether such damage was caused by Licensor or anyone else's negligent or intentional acts.

Relocation of Licensed Premises.

4.7. Intentionally omitted.

4.8. Prohibited Uses. The Licensed Premises shall not be used, whether by Licensee or any other Party, for any other activity that is not directly or integrally related to the Permitted Use. Should Licensor receive 2 or more credible complaints or reports from its patrons, employees, guests or invitees or other Licensees or licensees of Licensor at any time during the Term regarding Licensee's sales tactics, it shall be deemed an Event of Default.

4.9. Operational Covenants. Licensee covenants and agrees that it will:

(a) not place or maintain any merchandise or other articles in any vestibule or entry of the Licensed Premises or outside the Licensed Premises;

(b) store garbage, trash, rubbish and other refuse in rat-proof and insect-proof containers inside the Licensed Premises, and the same will be removed by Licensor on a regular basis during the Term.

(c) keep all mechanical equipment free of vibration and noise and in good working order and condition;

(d) not commit or permit waste or a nuisance upon the Licensed Premises;

(e) not solicit business in the Common Areas nor distribute handbills or advertising matter to, in or upon any Common Areas. "Common Areas" as used herein shall mean all parking areas, access roads and facilities furnished, made available or maintained by Licensor in or near the Hotel Casino, including employee parking areas, truck ways, driveways, loading docks and areas, delivery areas, multi-story parking facilities (if any), package pickup stations, elevators, escalators, pedestrian sidewalks, malls, any food courts, courts and ramps, landscaped areas, retaining walls, stairways, bus stops, first-aid and comfort stations, lighting facilities, sanitary systems, utility lines, water filtration and treatment facilities, those areas within and adjacent to the Hotel Casino for ingress and egress to and from the Hotel Casino, and any tunnel/roadway system under the Hotel Casino, which from time to time may be provided by Licensor or others for the convenience, use or benefit of the Licensees of the Hotel Casino, Licensor, and its Concessionaires, agents, employees, customers, invitees and licensees, those areas, if any, upon which temporary or permanent off-site

utility systems or parking facilities serving the Hotel Casino may from time to time be located and other areas and improvements provided by Licensor for the general use in common of Licensees and their customers in the Hotel Casino. Licensee may utilize designated vending areas to provide tourism-related information or sell branded merchandise during conferences or events upon approval of Licensor and event holder.

- (f) not give samples or promotional items that could create a nuisance;
- (g) not place a load on any floor which exceeds the floor load per square foot which such floor was designed to carry;
- (h) store in the Licensed Premises only merchandise which Licensee intends to sell at, in or from the Licensed Premises, within a reasonable time after receipt thereof;
- (i) cause its use of the Licensed Premises, the conduct of its business operations, and all of its activities, work and other matters done, permitted or suffered by Licensee in or about the Licensed Premises, the Common Areas and/or the Hotel Casino to be carried out in such a manner as to not damage property or cause injury to persons;
- (j) will not permit any security interest, deed of trust, mortgage, lien, charge, encumbrance or financing statement to attach to, impair or be filed with respect to the Licensed Premises; and
- (k) not make, and will not allow to be made, any alterations, additions or improvements to the Licensed Premises without the prior written consent of Licensor, such consent in Licensor's sole discretion.

4.10. Signage and Marketing. Upon Licensor's prior written consent, not to be unreasonably withheld, Licensee may affix a sign to the exterior surface of the structure located on the Licensed Premises that meets the standards set forth on **Exhibit C** attached hereto. Licensee shall maintain such sign in good condition and repair during the Term. Except for the foregoing, Licensee shall not place or cause to be placed, erected or maintained on the Licensed Premises, or on any sidewalk or other location surrounding the Licensed Premises any sign (flashing, moving, hanging, handwritten or otherwise), decal, placard, decoration, flashing, moving or hanging lights, lettering or other advertising matter of any kind or description. All signs located at the Licensed Premises shall be of the highest level of quality and design so as to be consistent with the highest class of store operated under the Trade Name and shall only be professionally printed. Licensee shall not display signs, billboards or other advertising media not directly related to the conduct of Licensee's primary business. Licensee hereby grants to Licensor a non-transferable, non-exclusive license to use the Trade Name and those trademarks and service marks owned by Licensee that are now used in connection with operation of the Licensed Premises or that are developed in the future for use in connection with the operation of the Licensed Premises for directional signage, directories, newsletters, brochures, advertising for the Hotel Casino, joint advertising and other uses common to all Licensees and licensees in the Hotel Casino. Licensor grants Licensee permission to market its location on digital signage that is provided to similarly situated partners in the Hotel Casino, in addition to the inclusion of tourism collateral in hotel rooms and tourism marketing on the hotel televisions.

Licensee's Employees and Security. Licensee shall, at all times, be responsible for the actions of its employees in connection with its obligations under this License. Licensee's employees shall comply with Licensor's security procedures as communicated by Licensor, and upon any violation of such security procedures, Licensor may exclude any affiliate, employee or other representative of Licensee from the Licensed Premises or the Hotel Casino for any reason at any time, in its sole discretion. Licensee shall be responsible for reasonable and customary background screening of any employees with responsibilities related to Licensee's performance hereunder, including, without limitation, those employees with access to the property, or Confidential Information, of Licensor or any of its affiliates. Licensee shall use its best efforts to assist and cooperate with any (a) third-party audit, (b) any criminal investigation or investigation by a regulatory agency, or (c)

internal investigation by Licensor's security involving any of Licensee's employees. Licensee shall be responsible for all operating costs and expenses in conjunction with Licensee's business operations in the Licensed Premises, including, without limitation, costs for Licensee's goods and services, employee, agent and independent contractor wages, salaries, benefits, and other amounts payable to Licensee's employees, agents and independent contractors. Licensee shall be responsible for and shall pay before delinquent all municipal, county, federal or state taxes coming due during or after the License Term in relation to Licensee's employees, agents and independent contractors. Licensor may, but shall have no obligation to, conduct a background check on any and all of Licensee's agents, servants or employees. Licensor may, acting reasonably, but in its sole and absolute discretion, prohibit any of Licensee's agents, servants or employees from being present on the Licensed Premises at any time. At Licensor request, Licensee shall dismiss or remove from the Licensed Premises any of Licensee's representatives already on the Licensed Premises, at Licensor sole request. Licensee's employees shall have the right to use Licensor's employee dining room ("EDR") or break room in the Hotel Casino. In the event that the food experience at the EDR changes, the parties will reassess Licensee's use of the EDR.

4.11. Intentionally omitted.

4.12. PCI Data Security Standards. Licensee represents and warrants that at all times during the Term it will comply with the PCI Data Security Standards ("PCIDSS") as defined by the PCI Security Standards Council for so-called "Level One" merchants. Furthermore, Licensee covenants that it shall at all times during the Term comply with PCI Service Provider Standards as defined in PCIDSS. Licensee understands and agrees that failure to comply with PCIDSS or the compromise of customer account information may result in assessments, fines or penalties by credit card entities. Upon the request of Licensor, Licensee agrees to immediately provide an assessment of Licensee's compliance with security guidelines under PCIDSS.

5. REPRESENTATIONS AND WARRANTIES.

5.1. Licensee's Representations and Warranties. Licensee hereby represents and warrants to Licensor that: (a) Licensee is a duly organized, validly existing, and in good standing under the laws of the jurisdiction of its organization; (b) Licensee has the valid corporate or similar power to execute and deliver, and perform its obligations under, this Agreement and such execution, delivery and performance has been authorized by all necessary corporate or similar action on the part of Licensee; (c) no consent, approval, authorization, permission or waiver of any governmental authority or other person is required in connection with Licensee's execution and delivery, and performance of its obligations under, this Agreement; (d) there are no actions, suits or proceedings pending or, to the best knowledge of Licensee, threatened against Licensee in any court or administrative agency that would prevent Licensee from completing the transactions provided for herein; and (e) this Agreement constitutes the legal, valid and binding obligation of Licensee, enforceable in accordance with its terms.

5.2. Licensor's Representations and Warranties. Licensor hereby represents and warrants to Licensee that: (a) Licensor is a duly organized, validly existing, and in good standing under the laws of the jurisdiction of its organization; (b) Licensor has the valid corporate or similar power to execute and deliver, and perform its obligations under, this Agreement and such execution, delivery and performance has been authorized by all necessary corporate or similar action on the part of Licensor; (c) no consent, approval, authorization, permission or waiver of any governmental authority or other person is required in connection with Licensor's execution and delivery, and performance of its obligations under, this Agreement; (d) there are no actions, suits or proceedings pending or, to the best knowledge of Licensor, threatened against Licensor in any court or administrative agency that would prevent Licensor from completing the transactions provided for herein; and (e) this Agreement constitutes the legal, valid and binding obligation of Licensor, enforceable in accordance with its terms.

6. TAXES.

6.1. Business Licenses and Compliance with Laws. Prior to commencing business upon the Licensed Premises, Licensee shall submit to Licensor copies of all applicable licenses and permits required for Licensee to operate and sell its goods and services including, without limitation, vendor and health department permits and Licensee acknowledges, understands and agrees that it has a duty to and shall maintain in good standing, at its sole cost and expense, all licenses and permits required to operate its business as described by this Agreement. Additionally, Licensee acknowledges, understands and agrees that it shall have the obligation to, at its sole cost and expense, be and remain compliant in the operation of its business with all applicable safety codes including, without limitation, fire codes and OSHA. Licensee shall, at all times, comply with all laws applicable to the sale of its goods and services.

6.2. Taxes. Licensee shall be solely responsible for collection and remission to the appropriate governmental authority all applicable taxes and assessments related to the operation of its business including, without limitation, sales tax for its goods and services sold, and federal withholding taxes applicable to its employees.

7. HOURS AND DATES OF OPERATION. Licensee's operation of the Licensed Premises shall be continuous during operating hours and the Licensed Premises shall not be left unattended, locked, covered or otherwise not in operation during those times. Licensee shall have the option, in its reasonable discretion, to be open twenty-four (24) hours per day. Licensee hereby agrees that Licensor shall have the right, in its sole discretion, to request Licensee to remain open or modify Licensee's hours of operation from time to time in order to accommodate events taking place in the Hotel Casino or that of its affiliated entities, in the event of inclement weather or for any other reason that Licensor deems to be in the best interest of Licensor.

8. RULES AND REGULATIONS. Licensee agrees to, and shall cause Licensee's employees to, follow and abide by all of Licensor rules and regulations as set forth in **Exhibit D** attached hereto and incorporated herein, which may be changed or rescinded from time to time by Licensor in its sole discretion. Licensor reserves the right to assess and collect from Licensee a penalty in the amount of \$50.00 per violation in the event Licensee violates any of the rules and regulations of Licensor including, without limitation, opening late or closing early without notification and approval by Licensor in advance, wearing of improper attire or improper trash disposal.

9. UTILITIES.

9.1. Utilities. It is understood and agreed that the utilities shall be included as a part of the License Fee.

9.2. Enforcement; Interruption. Licensor shall not be liable to Licensee in damages or otherwise if any utilities or services set forth in this Section, whether or not furnished by Licensor hereunder, are interrupted or terminated, nor shall any such termination relieve Licensee of any of its obligations under this License. Licensee shall operate the Licensed Premises in such a way as shall not waste fuel, energy or natural resources. If any governmental authority shall order mandatory energy conservation or if Licensor elects voluntarily to cooperate in energy conservation at the request of any governmental authority, including, without limitation, a reduction in operating hours or lighting usage, then Licensee shall comply with such requirements.

10. ACCIDENTS. In the event of any accident or injury where potential damage to persons or property is possible, Licensee must notify the Hotel Casino's security immediately and cooperate fully in the investigation of any such incident.

11. INDEMNIFICATION; LIMITATION OF LIABILITY; INSURANCE.

11.1. Indemnification. To the greatest extent allowable under Virginia law and without waiving its sovereign immunity, Licensee, City of Danville, Virginia agrees to indemnify, defend and hold harmless Licensor, its parents and affiliates, and each of those entities' respective officers,

directors, members, managers, partners, principals, licensees, employees, representatives and mortgagees (collectively, "Licensor Parties") harmless from and against all actions, claims, judgments, losses, damages, fines, penalties, costs, expenses, taxes or any other liabilities (including, without limitation, court costs and attorney's fees) (collectively, the "Damages") arising out of or related in any way to (i) Licensee's operation or use of the Licensed Premises; (ii) the acts or omissions of Licensee or any of its employees, agents, servants or representatives on the Licensed Premises or in the Hotel Casino; or (iii) the breach by Licensee of any of the representations, warranties, covenants or conditions contained in this Agreement. Upon presentation by Licensor to Licensee of an estimate of any Damages related to any real or personal property, Licensee shall within 30 days with the right to contest pay in cash or certified check, to Licensor the actual cost to repair or, if necessary, to replace any damage to the Licensed Premises or goods. The indemnification set forth in this Section shall survive the termination or expiration of this Agreement.

11.2. Limitation of Liability. To the maximum extent permitted by applicable law, and except to the extent caused by the gross negligence or willful misconduct of the Licensor Parties, Licensor shall not be liable for, and Licensee waives all claims for Damages to Licensee's business or injury or damage to any person or property sustained by Licensee, or any person claiming by, through or under Licensee, resulting from any accident or occurrence in, on or about the Licensed Premises or the Hotel Casino, including, without limitation, claims for Damages arising out of or resulting from: (a) any equipment or appurtenances being or becoming out of repair; (b) wind or weather; (c) any defect in or failure to operate any sprinkler, HVAC equipment, electric wiring, gas, water or steam pipe, stair, railing or walk; (d) broken glass; (e) the backing up of any sewer pipe or downspout; (f) the escape of gas, steam or water; (g) water, snow or ice being upon the Hotel Casino or coming into the Licensed Premises; (h) the falling of any fixture, plaster, tile, stucco or other material; or (i) any act, omission or negligence of other Licensees, licensees, Hotel Casino guest or the public. Moreover, Licensee agrees that Licensor shall in no event and under no circumstances be responsible for any lost profits or any consequential, special, incidental or punitive damages incurred or sustained by Licensee, or its employees, agents, contractors or invitees as a result of or in any way connected to Licensee's use of the Licensed Premises.

11.3. Insurance. Licensee will maintain at all times during the Term of this Agreement, the insurance as set forth in **Exhibit E**.

12. HAZARDOUS MATERIALS.

12.1. Hazardous Materials. Licensee shall not, without the prior written consent of Licensor, cause or permit, knowingly or unknowingly, any Hazardous Material (hereinafter defined) to be brought or remain upon, kept or used in or about the Licensed Premises or the Hotel Casino. As used in this Agreement, "Hazardous Material(s)" shall mean any hazardous, toxic or radioactive substance, material, matter or waste which is or becomes regulated by any federal, state or local law, rule, regulation, code, ordinance or any other governmental restriction or requirement. Should Licensor consent in writing to Licensee bringing, using or storing any Hazardous Material in or upon the Licensed Premises or the Hotel Casino, Licensee shall strictly obey and adhere to any and all federal, state or local laws, rules, regulations or ordinances which in any way regulates, governs or impacts Licensee's possession, use, storage or disposal of said Hazardous Material. On or prior to the Commencement Date of this Agreement and on January 1 of each year thereafter, Licensee shall disclose in writing to Licensor the names and amounts of all Hazardous Materials which Licensee is then currently or is intending to bring, use or store in or upon the Licensed Premises, or which Licensee has in the past brought, used or stored in or upon the Licensed Premises.

12.2. Indemnification for Breach of This Section. In addition to and in no way limiting Licensee's duties and obligations as set forth in this Section of this Agreement, should Licensee breach any of its duties and obligations as set forth in this Section, or, if the presence of any Hazardous Material in or upon the Licensed Premises results in contamination of the Licensed Premises, any land other than the Licensed Premises, the atmosphere, or any water or waterway (including groundwater) or

if contamination of the Licensed Premises by any Hazardous Material otherwise occurs for which Licensee is otherwise legally liable to Licensor for damage resulting therefrom, To the greatest extent allowable under Virginia law and without waiving its sovereign immunity Licensee shall indemnify, save harmless Licensor, and, at Licensor's option, and with attorneys approved in writing by Licensor, defend the Licensor Parties from any and all claims, demands, damages, expenses, fees, costs, fines, penalties, suits, proceedings, actions, causes of action and losses of any and every kind and nature, including, without limitation, diminution in value of the Licensed Premises, damages for the loss or restriction on use of the rentable Licensed Premises, damages arising from any adverse impact on marketing space in the area of the Licensed Premises, and sums paid in settlement of claims and for attorney fees, consultant fees and expert fees, which may arise during or after the Term or any extension thereof as a result of such contamination. This includes, without limitation, costs and expenses incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state or local governmental agency or political subdivision because of Hazardous Material present on or about the Licensed Premises or because of the presence of Hazardous Material anywhere else which came or otherwise emanated from Licensee or the Licensed Premises. Without limiting the foregoing, if the presence of any Hazardous Material on or about the Licensed Premises caused or permitted by Licensee results in any contamination of the Licensed Premises, Licensee shall, at its sole expense, promptly take all actions as are necessary to return the Licensed Premises to the condition existing prior to the introduction of any such Hazardous Material to the Licensed Premises; provided, however, that Licensor approval of such actions shall first be obtained.

13. DEFAULT. For the purposes of this Agreement, an “Event of Default” shall occur if (a) there shall be filed by or against Licensee, in any court, a petition in bankruptcy or insolvency, or for reorganization, or for the appointment of a receiver or trustee of all or a portion of the property of Licensee; (b) Licensee makes an assignment for the benefit of creditors or petitions for, or enters into, an agreement or arrangement with its creditors; or (c) without limitation, Licensee fails to perform or abide by any covenant, terms, condition, provision, representation or warranty of this Agreement. Upon the occurrence of an Event of Default, Licensor may, upon giving notice to Licensee indicating the effective date of such termination and which effective date may be immediately upon notice (without prejudice to any other remedy Licensor may have), terminate this Agreement.

14. FORCE MAJEURE. As used in this Agreement, a “Force Majeure Event” shall mean any act or event, whether foreseen or unforeseen, that (a) prevents a Party (the “Nonperforming Party”), in whole or in part, from (i) performing its obligations under this Agreement; or (ii) satisfying any conditions to the performing Party's obligations under this Agreement; (b) is an act or event beyond the reasonable control of and not the fault of the Nonperforming Party; and (c) is an act or event for which the Nonperforming Party has been unable to avoid or overcome by the exercise of due diligence. Acts or events that shall be defined as meeting the requirements of a Force Majeure Event shall include, but not be limited to the following: war, flood, lightning, drought, earthquake, fire, volcanic eruption, landslide, hurricane, cyclone, typhoon, tornado, explosion, fire, riot or other civil disturbance. The foregoing list of Force Majeure Events set forth in this Section shall not be deemed exhaustive and the principle of *ejusdem generis* shall not be applied (and neither Party shall advocate the application of such principle) in determining whether a particular act or event qualifies as a Force Majeure Event. It is expressly understood and agreed by the Parties that the definition of a Force Majeure Event shall not include economic hardship, changes in market conditions or insufficiency of funds. If, in Licensor's view, any of the foregoing Force Majeure Events arise, the Nonperforming Party shall be excused from whatever performance is prevented by the Force Majeure Event to the extent so prevented and Licensor shall have the right at any time after the happening of such Force Majeure Event and while such Force Majeure Event continues to, at its option, suspend the operation of this Agreement for a period equal to the duration of any such Force Majeure Event, during which time each Party shall be excused from its obligations hereunder. If such Force Majeure Event continues for a period greater than 4 weeks, either Party may terminate this Agreement without further liability to the other Party.

15. RELATIONSHIP OF THE PARTIES. During the Term, the relationship of Licensee to Licensor shall, at all times, be that of an independent contractor. Neither Licensee nor Licensee's representatives shall in any event be considered employees of Licensor and neither Licensee nor Licensee's

representatives shall be entitled to any benefits to which an employee of Licensor would normally be entitled. This Agreement is not intended to create (nor shall it ever be deemed to have created) a partnership, joint venture or any other similar relationship between the Parties, and neither Party shall have the right or authority to assume or otherwise create any obligation or responsibility, express or implied, on behalf of or in the name of the other Party, or to bind the other Party in any manner whatsoever.

16. WAIVER AND AMENDMENT. The Parties may not amend or waive this Agreement, unless pursuant to a writing signed by both Parties. Additionally, no failure or delay in (i) exercising any right or remedy; or (ii) requiring the satisfaction of any condition described in this Agreement, and no course of dealing between the Parties shall operate as a waiver or estoppel of any right, remedy or condition described in this Agreement and neither Party shall assert the same against the other. A waiver made in writing on one occasion is effective only in that instance and only for the specific purpose that it is given and is not to be construed as a waiver with regard to any future occasion or instance or against any other person. To the extent any course of dealing, act, omission, failure, or delay in exercising any right or remedy under this Agreement constitutes the election of an inconsistent right or remedy under this Agreement, that election does not (a) constitute a waiver of any right or remedy; or (b) limit or prevent the subsequent enforcement of any provision of this Agreement. No single or partial exercise of any right or remedy under this Agreement precludes the simultaneous or subsequent exercise of any other right or remedy available to a Party under this Agreement or law. The rights and remedies of the Parties set forth in this Agreement are not exclusive of, but are cumulative to, any rights or remedies now known or hereinafter coming into existence in law, in equity or by statute.

17. Regulatory Compliance. Licensee acknowledges that Licensor and its respective parent corporations, subsidiaries and affiliates are licensed by or otherwise subject to the authority of various casino and gaming regulatory agencies (the "Regulators"). Licensee further acknowledges that Licensor's respective gaming licenses are of vital importance to Licensor and their respective businesses. Licensor has adopted regulatory compliance policies, and Licensee agrees to provide Licensor with such documentation, information and assurances regarding itself, any principal employees, directors, officers, brokers, agents or others as may be necessary in order for Licensor to comply with Licensor's regulatory compliance policies and with the requests or requirements of the Regulators. The foregoing shall be a fundamental obligation of Licensee. In the event Licensor shall, in good faith, determine in its sole and exclusive judgment, that Licensee is, or may be, engaged in or about to be engaged in, any activity or activities that may negatively impact or affect Licensor's ability to conduct business or the business of any of its affiliates or subsidiaries as qualified or licensed by the applicable Regulators or any gaming licenses or permits held by those entities, or that the relationship between Licensor and Licensee could have an adverse effect, then Licensor shall have the right to terminate this Agreement immediately, upon written notice, without penalty, prejudice or further liability to Licensor. Additionally, in the event Licensor determines, in good faith and in its sole discretion, that continued association with Licensee would expose Licensor to associating with an Unsuitable Person or create an Unsuitable Situation as defined by Licensor's Amended & Restated Gaming Compliance Plan ("Plan") then Licensor shall have the right to terminate this Agreement immediately, upon written notice, without penalty, prejudice or further liability to Licensor. A copy of the Plan can be found here: <https://www.caesars.com/content/dam/corporate/corporate-social-responsibility/cei-compliance-plan-2-04-21.pdf>.

18. CONTROLLING LAW AND JURISDICTION. This Agreement shall be governed by, construed in and enforced exclusively in accordance with the laws of the State of Virginia without regard to its conflict of laws provisions or the residence of its parties. Any lawsuit to interpret or enforce the terms of this Agreement shall be brought exclusively in a court of competent jurisdiction in Danville, Virginia. The Parties expressly consent to personal jurisdiction in Virginia for the purpose of resolving any dispute related to the making or interpretation of this Agreement.

19. ATTORNEY FEES, COSTS AND OTHER EXPENSES. If any action (whether occurring in the form of the filing of a formal lawsuit, arbitration, mediation or any other form of dispute resolution, all of which shall be collectively referred to herein as, "Proceeding") is commenced by either Party arising out of or related to the interpretation or enforcement of any of the covenants, terms, conditions, representations

or warranties contained in this Agreement, , each Party shall pay its own (i) attorney fees; (ii) court costs; and (iii) expenses,

20. SEVERABILITY. Each covenant, term, condition, representation and warranty contained in this Agreement and any attachment and/or addenda shall for all purposes be construed to be a separate and independent covenant, term, condition, representation and warranty. If any covenant, term, condition, representation or warranty contained in this Agreement (or any portion therein), or the application thereof, to any person or circumstance shall be determined to be invalid and unenforceable, such covenant, term, condition, representation or warranty shall be re-written in such a manner so as to make such provision valid such that the obligation of the Parties shall remain as close to that as was required of each Party based upon the language as originally drafted. If such provision cannot be re-written so as to make the same valid or enforceable, or if the re-writing would materially impact any obligation of either Party, the covenant, term, condition, representation or warranty to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each term, condition, representation and warranty remaining shall be valid and shall be enforced to the extent permitted by law.

21. ASSIGNMENT. Licensee may not assign any of its rights or delegate any of its obligations contained in this Agreement or any portion of the Licensed Premises, in whole or in part, without the prior written consent of Licensor. For purposes of this Section, the prohibition stated herein includes voluntary or involuntary actions, whether occurring by merger, consolidation, dissolution, change of control, operation of law or any other manner. Any purported assignment of rights or delegation of duties by Licensee in violation of this Section shall be deemed void. Licensor may assign or otherwise transfer its rights (i) to any person or entity owned or controlled by Licensor or which owns or controls Licensor, including, without limitation, a new parent or subsidiary corporation, or (ii) in connection with a merger or acquisition of all or substantially all the assets of Licensor or of any of Licensor parents or affiliates.

22. SUCCESSORS IN INTEREST. If there is a permitted assignment of rights, the non-assigning party is deemed to have agreed to performance in favor of the assignee and (i) a contemporaneous delegation of duties shall be deemed to have occurred; and (ii) the assignee is deemed to have assumed the assignor's performance obligations in favor of the non-assigning Party, unless there is evidence to the contrary. This Section is not intended to address, directly or indirectly, whether the rights under the Agreement are assignable or whether performance under this Agreement is delegable, each of which shall be determined by reference to Section 21 (Assignment) of this Agreement.

23. FINES, PENALTIES AND INTEREST. Licensee agrees that it shall reimburse Licensor upon demand for all fines, penalties and interest or any other levies assessed against Licensor (including, without limitation, its real property) by reason of any act of any kind or nature whatsoever of Licensee or those acting on its behalf hereunder as a result of Licensee's failure (or those under its direction or control) to fulfill the covenants, terms, conditions, representations or warranties of Licensee contained herein.

24. NOTICE. All notices, requests, demands, claims or communications required or permitted by this Agreement shall be given and served in writing, delivered personally or sent by certified or registered mail, postage prepaid, or sent via nationally recognized overnight courier, addressed to the respective Parties at the addresses stated at the beginning of this Agreement, with a copy to Caesars Enterprise Services, LLC, Legal Department, One Caesars Palace Drive, Las Vegas, Nevada 89109. Any notice, request, demand, claim or other communication shall be deemed duly given (a) when delivered personally, (b) four (4) business days after being sent by certified or registered mail, and (c) one (1) business day after being sent by nationally recognized overnight courier.

25. SURVIVAL. The representations and warranties set forth herein which, by definition, are intended to survive termination or completion of this Agreement and shall survive. Without limitation, survival means that the surviving provisions that become the subject of a claim or actions shall survive until either the later of (i) the claim is resolved or the action is final (including any appeals); or (ii) payment in respect of any claim or action, if any is owing, is paid and written confirmation of payment is received by the Party to whom payment is owed.

26. COUNTERPARTS. The Parties may execute this Agreement in counterparts, each of which shall constitute an original, and all of which shall, collectively, constitute only one agreement. The signatures of all Parties need not appear on the same counterpart, and delivery of an executed counterpart signature page by facsimile or electronic mail is as effective as executing and delivering this Agreement in the presence of the other Party to this Agreement. This Agreement shall be effective upon the delivery of one executed counterpart to each of the Parties. In proving this Agreement, a Party must produce or account only for the executed counterpart of the Party to be charged.

27. MERGER. This Agreement, including the Schedules and Exhibits attached hereto shall not be supplemented, amended or modified by any course of dealing, course of performance or usage of trade. This Agreement and the Schedules and Exhibits attached hereto contain the entire agreement by and among the Parties and all understandings and agreements heretofore by and among the Parties hereto are merged into this Agreement, and this Agreement shall supersede all previous agreements by and among Parties, whether oral or in writing, implied or express, and this Agreement may only be amended or modified by a written instrument duly executed by officers of all Parties.

28. COUNSEL. No Party has relied upon the making of any covenant, term, condition, representation or warranty of the other Party that is not included in this Agreement in connection with its making of or agreement to enter into this Agreement. Each Party has relied upon its own examination of this Agreement and the counsel of its own advisors in connection with its willingness to enter into this Agreement and be bound by its terms. The failure or refusal of any Party to read this entire Agreement or other related documents, or to obtain legal or other advice relevant to this Agreement, constitutes a waiver of any objection or claim that might have been based upon such inspection or advice.

29. CONFIDENTIAL INFORMATION. "Confidential Information" shall mean all information relating in any manner to Licensor or its business (including, without limitation, financial statements, budgets and projections, customer identities, potential customers, employees, suppliers, servicing methods, equipment, programs, strategies, analyses, profit margins and any other proprietary information) however documented and however coming into the possession of Licensee, or that may later be provided or shown to Licensee or any of its representatives. During and after the Term, Licensee shall, and shall cause each of its representatives to, keep the Confidential Information confidential and shall cause its representatives not to disclose any of the Confidential Information to any person except with the prior written consent of Licensor or use any of the Confidential Information in any way detrimental to Licensor (it being understood that any use is detrimental outside of that which is necessary for Licensee to fulfill the covenants, terms, conditions, representations and warranties contained in this Agreement). Upon termination of this Agreement, Licensee shall promptly deliver to Licensor or destroy, at the request and option of Licensor, all tangible embodiments (and all copies) of the Confidential Information and any other Licensor property that is in Licensee's possession.

30. AUTHORIZED AGENT. The signatory to this Agreement on behalf of Licensee warrants and represents that he or she is authorized to enter into this Agreement and bind Licensee to fulfillment of all covenants, terms, conditions representations and warranties contained herein. Furthermore, the signatory to this Agreement on behalf of Licensee warrants and represents that the entity designated below is duly organized, validly existing and in good standing under the laws of the state of its organization, has all requisite power and authority to carry on its business as it is now being conducted and as contemplated by this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the Effective Date.

LICENSOR

Caesars Virginia, LLC

LICENSEE

City of Danville

By: 

Name: Chris Albright

Title: SVP & General Manager

By: _____

Name: _____

Title: _____

EXHIBIT A
LICENSED PREMISES

EXHIBIT B
MONTHLY GROSS SALES REPORT

Intentionally omitted.

EXHIBIT C

SIGNAGE STANDARDS

1. All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image.
2. Due to the variety of architectural treatments within the center, each storefront sign will be carefully considered in relationship to its particular location.
3. The Licensor reserves the right to disapprove any sign design that is not compatible with the criteria and the aesthetics of the center. Exceptions to these specifications are extremely rare and must be approved in advance by the Licensor.
4. All sign packages must include rendering of storefront showing sign placement proportional to the storefront area, Materials to be used to construct the sign, dimensions of the sign and the letters and color samples.
5. Licensor reserves the rights to, from time to time, make additions, deletions, revisions, etc., as may be required to the contents and specifications referenced or contained herein. No deviation from Licensor's criteria will be accepted without prior written approval from Caesars Entertainment.

EXHIBIT D

RULES AND REGULATIONS

1. Licensee shall advise and cause its vendors to deliver all merchandise before 10:00 a.m. on Mondays through Fridays, not at other times.
2. Tractor trailers which must be unhooked or parked must use steel plates under dolly wheels to prevent damage to the asphalt paving surface. In addition, wheel blocking must be available for use. Tractor trailers are to be removed from the loading areas after unloading. No parking or storing of such trailers will be permitted in any areas owned or operated by the Licensor.
3. Except for small parcel packages, no deliveries will be permitted through the Common Areas unless Licensee does not have a rear service door. In such event, prior arrangements must be made with the Licensor for delivery. Merchandise being received shall immediately be moved into the Licensed Premises and not be left in the service or receiving areas.
4. Licensor is responsible for storage and removal of its trash, refuse and garbage. Licensee shall not dispose of the following items in drains, sinks or commodes: plastic produces (plastic bags, straws, boxes); sanitary napkins; tea bags; cooking fats, cooking oils; any meat scraps or cutting residue; petroleum products (gasoline, naphtha, kerosene, lubricating oils); paint products (thinner, brushes); or any other item which the same are not designated to receive. All Store Floor Area of Licensee, including, without limitation, vestibules, entrances and return doors, fixtures, windows and plate glass, shall be maintained in a safe, neat and clean condition.
5. Licensee shall not permit or suffer any advertising medium to be placed on walls outside of the Licensed Premises, on Licensee's exterior windows, on standards, on sidewalks or on the parking lot areas or light poles without expressed written consent of the Licensor in advance. No permission, expressed or implied, is granted to exhibit or display any banner, pennant, sign, and trade or seasonal decoration of any size, style or material outside the Licensed Premises without the expressed written consent of the Licensor in advance.
6. Licensee shall not permit or suffer merchandise of any kind at any time to be placed, exhibited or displayed outside the Licensed Premises, nor shall Licensee use the exterior sidewalks or exterior walkways of the Licensed Premises to display, store or place any merchandise without expressed written consent of the Licensor in advance. No sale of merchandise by tent sale, truck load sale or the like, shall be permitted on the parking lot or other Common Areas without expressed written consent of the Licensor in advance.
7. Licensee shall not permit or suffer any portion of the Licensed Premises to be used for lodging purposes.
8. Licensee shall not, in or on any part of the Common Areas:
 - a. Vend, peddle or solicit orders for sale of distribution of any merchandise, device, service, periodical, book, pamphlet or other matter whatsoever except for in scenarios approved by Licensor,
 - b. Exhibit any sign, placard, banner, notice or other written material except for activities as approved in writing by Licensor and only in such areas as approved.
 - c. Solicit membership in any organization, group, or association or contribution for any purpose.
 - d. Use the Common Areas for any purpose when none of the other retail establishments is open for business or employment, except for activities as approved in writing by Licensor and only in such areas as approved.
 - e. Throw, discard or deposit any paper, glass or extraneous matter of any kind except in designated receptacles, or create litter or hazards of any kind.

f. Deface, damage or demolish any sign, light standard or fixture, landscaping materials or other improvement, the property of customers, business invitees or employees.

g. Licensee's employees and agents shall not loiter, take breaks or smoking breaks in the Common Areas, entrances or exits and shall use same only as a passageway to and from their respective work area.

h. Solicit guests by using aggressive selling tactics such as but not limited to, employees yelling out to customers, physically approaching customers outside Licensees space, approaching customers either verbally or physically, touching at any time without the customers prior consent, verbally abusing customers in any manner or demonstrating product outside of Licensees space or pre-designated demonstration area. This type of practice is strictly prohibited.

9. No waiver of any rule or regulation by Licensor shall be effective unless expressed in writing and signed by Licensor.

10. Licensor reserves the right at any time to change or rescind any one or more of these rules and regulations

EXHIBIT E
INSURANCE

Licensee shall obtain and maintain during the Term the following coverage for claims which may arise from, or in connection with goods and services provided by Licensee, its agents, representatives, staff, employees or subcontractors with coverage at least as broad and with limits not less than those stated below.

I. Workers Compensation and Employers Liability Insurance

- Statutory workers compensation coverage
- Employers liability insurance:
 - \$1,000,000 each accident
 - \$1,000,000 disease, each employee
 - \$1,000,000 disease, policy limit

II. Commercial General Liability Insurance

- Limits: \$1,000,000 per occurrence
\$2,000,000 aggregate
- Products / Completed Operations
- Blanket Contractual Liability
- Personal and advertising injury
- Medical Expense Coverage
- Fire Legal Liability / Damage to Licensed Premises
-

III. Commercial Automobile Liability Insurance

- Limits: \$1,000,000 combined single limit each accident
\$1,000,000 Uninsured and Underinsured motorist
- Covers all owned (if any), hired and non-owned autos
- Licensee warrants that all personal vehicles of Licensee's employees or independent contractors which enter the property will carry at least the minimum auto liability insurance as required by the State of Virginia and that all drivers shall have a valid driver's license

IV. Umbrella Liability Insurance

- Limits: \$5,000,000 per occurrence and aggregate
- Provides excess limits over General Liability Coverage shall be no more restrictive than the applicable underlying policies

V. Property and Business Interruption Insurance

- Coverage for all improvements, betterments, and personal property of Licensee located within the Licensed Premises (including, without limitation, trade fixtures, inventory, merchandise, machinery and equipment) insured in an amount not less than 100% of their full replacement cost value.
- Such coverage shall be on an "all risk" or "special causes of loss" form including, without limitation, coverage for windstorm, flood, and earth movement
- Licensor (as defined below in the additional insured section) shall be named as loss payee
- Business interruption coverage for direct or indirect loss of earnings, income and extra expense for at least 12 months.

Evidence of Insurance:

* Before the effective date of this Agreement and immediately upon the replacement or renewal of any policy required above, and upon request, Licensee shall provide Licensor and Caesars Enterprise Services, LLC ("Caesars") with a Certificate of Insurance in accordance with the foregoing and referencing the services to be provided. Such certificate of insurance is to be delivered to Licensee and in electronic format to calbrecht@caesars.com.

General Terms:

* All policies of insurance shall (1) provide for not less than thirty (30) days prior written notice of cancellation to Licensor and Caesars, 2) have a minimum A.M. Best rating of A, 3) be primary and non-contributory with respect to any other insurance or self-insurance program of Licensor or Caesars, and 4) provide a waiver of subrogation in favor of Licensor and Caesars.

* Licensee further agrees that any subcontractors or sub-vendors engaged by the Licensee will carry like and similar insurance with the same additional insured requirements.

Additional Insureds. Insurance required to be maintained by Licensee pursuant to this Exhibit C (excluding workers compensation) **shall name Licensor and Caesars Enterprise Services, LLC, including their parent, affiliated or subsidiary corporations, and their respective agents, officers, members, directors, employees, successors and assigns, as additional insureds.** The coverage for an Additional Insured shall apply on a primary basis and shall be to the full limits of coverage purchased by Licensee, even if those limits are in excess of those required by this Agreement.

Failure to Maintain Insurance. Failure to maintain the insurance required in this Exhibit E will constitute a material breach and may result in termination of this Agreement at Licensor's option.

Representation of Insurance. By requiring the insurance as set out in this section, Licensor does not represent that coverage and limits will necessarily be adequate to protect Licensee, and such coverage and limits shall not be deemed as a limitation on Licensee's liability under the indemnities provided to Licensor in this Agreement, or any other provision of the Agreement.

EXHIBIT F
IMPROVEMENT AGREEMENT

Intentionally omitted.