

# CITY OF DANVILLE, VA



**2023-2024**

## **ANNUAL ACTION PLAN**



# Executive Summary

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

### 1. Introduction

The City of Danville is a participating jurisdiction under the U.S. Department of Housing and Urban Development's (HUD) grants. The grants are the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) grant, and the HOME-American Rescue Plan Program. The City of Danville receives annual CDBG and HOME funds from HUD to provide safe, affordable, and decent housing, as well as a suitable living environment and expanded economic opportunities. Use of these funds must address one of the following national objectives:

- Benefit low and moderate income persons
- Address slums or blight
- Meet an urgent community need

The CDBG entitlement for fiscal year 2023 is \$853,442 which does not include \$25,000 of anticipated program income. The program income plus entitlement for CDBG is \$868,442. The HOME entitlement is \$335,524, which does not include anticipated program income of \$30,000. The total HOME budget, which includes program income and entitlement is \$365,524. Under the HOME program, the City is required to set aside at least 15% of HOME funds for a Community Housing Development Organization (CHDO). The CHDOs for fiscal year 2023 are Southside Outreach Group and Habitat for Humanity.

HUD provided a limited grant fund called HOME-ARP. We were first in the state for our HOME-ARP plan to be approved. HOME-ARP provides funds for homelessness and supportive services assistance. The City of Danville was awarded \$990,667 to use these funds over several years; it is a one-time program. The City has been using a portion of this funding--\$340,000--as Tenant-Based Rental Assistance (TBRA) to keep Danville residents with low- and very low-incomes faced with eviction in their homes. During last fiscal year, we prevented the eviction of 12 low-income families with a total of \$36,592 to pay rental arrears for families in grave financial need. ARP funds were also used to help the House of Hope shelter with \$600,000 double its capacity, and fund 50 percent of an Executive Director position for staffing, so more individuals and families who become homeless can have a safe and welcoming place to stay while they get help to find permanent housing.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This year's Annual Plan will address national objectives. We will focus on stabilizing homeless individuals and families, the creation of affordable housing, eliminating barriers to affordable housing, addressing lead-based paint hazards and blight, and addressing non-housing concerns and needs like education, creating and improving parks/outdoor public spaces, reading and math literacy, and healthy human development across our community, especially for our low income and moderate income residents, from the very young to adults.

We will administer our federal grants while improving the condition of low-income homeowners, increase home ownership through our downpayment assistance program, acquire lots on which to build new homes, and support community service programs including early childhood education and youth development, increase job skills among our community members, continue to aid and support our homeless community residents in crisis while creating new housing options, and other services that benefit low and moderate income residents through the subrecipient organizations we support with CDBG funds. We will increase new home availability through our CHDOs and construction using CDBG or HOME funds. We will continue to prevent evictions where possible by disbursing more TBRA assistance from the original \$340,000 allocated for this purpose. The City also aided House of Hope with an additional \$43,226 from the ARP funds to pay a portion of the Executive Director's salary in FY2022.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Danville has a history of successful programs using the Community Development Block Grant and the HOME Investment Partnership program. The City has funded housing rehabilitation programs that have improved the housing stock for low-mod income and elderly homeowners unable to maintain their homes. The City has worked with various homeless service providers to help the homeless find jobs, housing, health services and educational opportunities. Past performance can be found in the yearly CAPER reports (Consolidated Annual Performance and Evaluation Reports).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City advertised the Annual Plan for 30 days while advertising the HOME-ARP plan and the Annual Action Plan. We held a public hearing on July 18th at the City Council meeting, two public outreach events at the Danville Public Library on July 20th and 25th, and put copies of the draft Annual Action Plan in the public library, Averett University library, City Hall, and the Danville Redevelopment and Housing Authority. The plan and the comment period opportunity were also advertised on the City's website and an ad was run in the local newspaper The Register Bee.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comment period ran for 30 days beginning July 13th. Comments contributed from members of the public are integrated into this plan in the appropriate section.

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

N/A

**7. Summary**

As above. The City of Danville always welcomes any comments and questions regarding our Annual Action Plan and shares them in the Annual Action Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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 (optional)**

The City of Danville's Department of Community Development is the lead agency that assumes responsibility for the Annual Action Plan as well as the CAPER and Consolidated Plan. Although the City of Danville is the responsible entity, we consult and partner with local agencies and our Continuum of Care to help determine the needs of the City and who would most benefit from various programs.

**Consolidated Plan Public Contact Information**

Kenneth Gillie, Director of Community Development, 427 Patton Street, Danville, VA 24541.

E-mail: [gilliKC@danvilleva.gov](mailto:gilliKC@danvilleva.gov)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Danville works collaboratively with a large number of agencies, organizations and service providers operating in several different neighborhoods of our City to determine the needs of the community and how our funds may be used to meet those needs.

#### **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 of Danville works with the Danville Redevelopment and Housing Authority (DRHA), Danville/Pittsylvania Habitat for Humanity, our local shelter the House of Hope, the Danville Department of Social Services, West Piedmont Planning District and our local CoC on housing development. We collaboratively determine the extent of our housing shortage and what needs can be addressed and met using our federal funding. We coordinate with Danville Pittsylvania Community Services, Danville Department of Social Services, and other established organizations to help determine which health, mental health and service agencies provide the most benefit to our population and thus would most benefit from funding. The City of Danville maintains and builds relationships with mental health providers, homeless shelter providers, housing education advocates and youth development providers, and early childhood education providers all who share their expertise and experience from working with people in the community, thereby helping the City to make more informed decisions on how to meet community 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.**

The City of Danville requests the input of the CoC through email, virtual meetings and telephone calls while sharing our funding plans and requesting their feedback, ideas and plans. By partnering together, we are able to establish which organizations are best suited to meet urgent community needs with services and programs, and then support those organizations. To address the housing needs of our residents, the City collaborates with our main shelter, House of Hope, and the Department of Social Services, and we collaborate with our CoC partner West Piedmont Better Housing Coalition and agency affiliates to distribute Tenant Based Rental Assistance to Danville residents who need financial help to avoid eviction and remain in their homes.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Staff from the City of Danville participate in the development and activities of the COC. We presently do not participate in the operation and administration of HMIS.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
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**Table 2 – Agencies, groups, organizations who participated**

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

N/A

**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		The lead of the organization was STEP, Inc. until June of 2023. The City was advised in June that this will be changing for the upcoming year. A lead organization for the CoC has not been chosen yet.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(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 this Action Plan included two planned in-person outreach events at the Danville Public Library on July 20th and July 25th, a City Council meeting on July 18th, an ad on the City website, on River TV, and a newspaper ad run on in The Register Bee on July 13th, 2023. The public comment period ran from July 13th to August 14th, 2023.

The budget was revised, and the Public Notice was re-advertised on October 5, 2023 with a public comment period for substantial revision of 30 days. The public comment period ended on November 5, 2023. There were no questions, comments, visits, or inquiries regarding the revised budget.

**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)
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1	Newspaper Ad	Non-targeted/broad community	Eight persons engaged with City staff at the public comment outreach events held at the Danville Public Library.	The City of Danville held two outreach sessions at the Danville Public Library. We set up a table in the most trafficked area of the library, with a sign inviting residents to come peruse the Annual Action Plan draft. We put a draft on the table and one at the front counter where patrons would see it when checking out books or getting information. We also had a pile of free pens at the table and gave one to each person who stopped to speak, however briefly. A		
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				<p>total of eight people came by and engaged in conversation about the annual action plan and shared thoughts about how the City should be spending funds to address City needs. Though we had a sign-up sheet and asked for people to give their name and/or contact information, none of the eight agreed to share their names. Two did share their first names as a compromise: Joseph, and Toya. Toya expressed that she didn't feel comfortable saying her name</p>		
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				since she was sharing an opinion and Danville is a small place. The opinions that were expressed by the various eight people are summarized here: Joseph said that the Megasite is going to take a lot of jobs so Danville needs to do something to make sure people have jobs. Toya said that she is happy that the City supports paying for people's utilities when they don't have money to pay, however she thinks there should be a citywide campaign to motivate		
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				people to save energy at home and insulate their homes right, that way, the money for arrears can go further. Darrell said that he would stop back into the library when he had more time and would read the Action Plan. A mother and her adult son came over, they said they were staying at the House of Hope shelter. The mom looked through the draft of the Action Plan. I told her that we support the House of Hope with money and that last year we helped to expand it so families could		
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				<p>also stay there. She said she thinks it is very important for the City to invest in helping make more housing so people like her and her son can afford to live in Danville. She said they were not from Danville and were hoping to find a place to live here. A woman who also came over to see what we had to look at looked through the draft. When I asked her a question it turned out that she is mute. She signaled that she heard me but could not speak. She smiled and</p>		
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				waved goodbye. A couple came over and one of them spoke for about ten minutes, he said that the City can and should do more advertising about how the City is spending money. I invited them to attend the next City Council meeting to speak to the council. Since none of these people wanted to sign the sign in sheet, I gave each of them my card and invited them to read the draft of the Action Plan that would be in the library and to send me their comments if they wanted to on or		
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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)
				<p>before August 14, the end of the public comment period. The budget was revised, and the Public Notice was re-advertised on October 5, 2023 with a public comment period for substantial revision of 30 days. The public comment period ended on November 5, 2023. There were no questions, comments, visits, or inquiries regarding the revised budget.</p>		
2	Public Meeting	Non-targeted/broad community				

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)
3	Public Meeting	Non-English Speaking - Specify other language: Spanish				
4	Internet Outreach	Non-targeted/broad community  Residents of Public and Assisted Housing				<a href="http://www.danvilleva.gov">www.danvilleva.gov</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### 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	853,442	25,000	0	878,442	0	Fiscal year 2023 amount as of May 3, 2023

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	335,524	35,000	0	370,524	0	Fiscal year 2023 amount as of May 3, 2023

Table 5 - 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**

These funds do not require matching funds.

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

The City plans to build homes on vacant lots that are publicly owned. The lots are being evaluated for future development. The City is planning to address housing needs within several neighborhoods that are adjacent to other improvement activities being carried out by its Parks and Recreation Department. DRHA owns parcels within these neighborhoods (which defines them as publicly owned), and a plan is being formulated to the Housing and Development Division to build infill housing on those parcels to increase homeownership in the neighborhoods. One neighborhood is in the Camp Grove area, which is in a Qualified Census Tract.

**Discussion**

## 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	Affordable Housing Objective 4 - New Construction	2020	2024	Affordable Housing	Citywide	Housing Development and Reconstruction Housing Rehabilitation	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Homeowner Housing Added: 1 Household Housing Unit
2	Affordable Housing Objective 7 - Transitional Hsg.	2020	2024	Affordable Housing	Citywide	Homeless Facilities Homeless Prevention and Emergency Assistance	CDBG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 420 Persons Assisted
3	Affordable Housing Objective 1 - Homeowner Rehab	2020	2024	Affordable Housing	Citywide	Emergency Home Repairs Housing Assistance - Homeownership Housing Rehabilitation	HOME: \$650,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2020	2024	Program Admin				
5	Fair Housing	2020	2024	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$21,250	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted
6	Affordable Housing Objective 8 - CHDO	2020	2024	Affordable Housing	Citywide	Housing Development and Reconstruction	HOME: \$80,000	Homeowner Housing Added: 24 Household Housing Unit
8	Public Service Objective 1 - Education	2020	2024	Non-Housing Community Development	Citywide	Child Care Services	CDBG: \$59,500	Public service activities other than Low/Moderate Income Housing Benefit: 340 Persons Assisted
9	Public Service Objective 2 - Recreation Activities	2020	2024	Non-Housing Community Development	Citywide	Youth Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 337 Persons Assisted
10	Public Service Objective 4 - Legal Aid	2020	2024	Non-Housing Community Development		Legal Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
11	Non-Housing Objective 2 - Public Facilities	2020	2024	Non-Housing Community Development		Parks and Recreation Facilities	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1512 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Service Objective 3 - Housing Counseling	2020	2024	Non-Housing Community Development	Citywide	Homebuyer Counseling, Financial Literacy Housing Assistance - Homeownership	CDBG: \$5,000	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing Objective 4 - New Construction
	<b>Goal Description</b>	The City intends to create one new single family home this FY with the rehabilitation of a home on Holbrook Street and the acquisition of a lot/new construction for one new single family home, both will be sold to low-income or extremely low-income households.
2	<b>Goal Name</b>	Affordable Housing Objective 7 - Transitional Hsg.
	<b>Goal Description</b>	The City will support our main shelter, the House of Hope, with CDBG funds, and it will support the Danville Department of Social Services Temporary Shelter Program as well. Additionally, support for the Neighbors Helping Neighbors utility arrears assistance program will help 50 to 60 low-income households avoid a utility shutoff, thereby preventing homelessness.
3	<b>Goal Name</b>	Affordable Housing Objective 1 - Homeowner Rehab
	<b>Goal Description</b>	The City of Danville Homeowner Rehab Program rehabilitates the homes of low-income homeowners; this FY2023-24 the City anticipates completion of 12 rehabilitations of homeowner occupied homes. We also will provide 5 first time low-income buyers with downpayment assistance.

4	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	The City's Fair Housing program is comprised of education and outreach for citizens to understand the Fair Housing Act and how it benefits residents. Our Fair Housing Officer goes into the community to distribute information and do presentations on Fair Housing, and answers the questions of residents who call The City with concerns about fairness in their housing, and the Fair Housing Officer also helps people in the community to make Fair Housing complaints online from their homes by visiting people in the community.
6	<b>Goal Name</b>	Affordable Housing Objective 8 - CHDO
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Public Service Objective 1 - Education
	<b>Goal Description</b>	The City of Danville will support the work of Danville Church and Community Tutorial Program which will enable them to capacity build with the hire of a two reading/math specialist and to provide tutoring to an additional 40-50 low-and extremely low-income children. The City will support Head Start again this year to the benefit of 300 low- and extremely low-income children.
9	<b>Goal Name</b>	Public Service Objective 2 - Recreation Activities
	<b>Goal Description</b>	The City of Danville will support recreation and skill-building, social enrichment for children and youth with funding for Big Brothers Big Sisters of the Danville Area, and Boys and Girls Club of Danville.
10	<b>Goal Name</b>	Public Service Objective 4 - Legal Aid
	<b>Goal Description</b>	Legal Aid's Housing and Improvement Protection Program will assist 250 individuals (and members of their households) with legal counseling, assist these clients to avoid homelessness and improve housing conditions.

<b>11</b>	<b>Goal Name</b>	Non-Housing Objective 2 - Public Facilities
	<b>Goal Description</b>	The City of Danville will support the construction of Westmoreland Park.
<b>12</b>	<b>Goal Name</b>	Public Service Objective 3 - Housing Counseling
	<b>Goal Description</b>	One of the City of Danville's Community Development staff will be completing her housing counseling training and certification in FY2023-24.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects the City of Danville proposes to support in FY2023-24 are work in the areas of rehabilitation of housing and new construction; early childhood and youth development; financial assistance that aids low- and extremely low-income residents to remain in their homes (both rental arrears assistance and utility arrears assistance), speech and language therapy health services for low-income residents whose insurance will not pay for this or who are uninsured; support for pro-bono legal aid; construction of parks; and temporary shelter with case management for our residents experiencing homelessness so that they can have a safe place to stay while they find a more permanent housing situation.

#### Projects

#	Project Name
1	House of Hope 2023-24
2	Youth reading and math tutoring program 2023-24
14	LeadSafe Danville
17	Housing Improvement and Protection 2023-24
18	Neighbors Helping Neighbors - Utility Arrears Assistance 2023-24
19	Mentoring Training, Service Delivery, and Activities 2023-24
20	CDBG Education Programs 2023-24
21	Danville Speech and Hearing Patient Support Program 2023-24
22	Public Parks and Recreation - Westmoreland Park 2023-24
23	Temporary Shelter Program/Transitional Housing 2023-24
24	CDBG Administration - H & D 2023-24
25	Fair Housing 2023-24
26	HOME Housing Rehab Program 2023-24
27	Home Administration 2023-24
28	CDBG Housing Rehab Program Activities 2023-24
29	CHDO Support - Habitat for Humanity 2023-24
30	Rehab Program Delivery Costs

**Table 7 - Project Information**

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

The City's priority continues to be preservation and creation of housing for our low- and extremely low-income residents. A lack of housing and an inability to keep up with housing costs are a threat to the

physical and emotional well-being of Danville's youth, children, and adults. The PFM study, *Investing in Danville: A Public-Driven Plan for Best Use of Casino Revenues*, and the *Case Study: Danville Housing Demand Study* by Ken Danter identify our lack of housing as a barrier to economic development and social well-being in Danville. Additionally, the City is prioritizing children and youth, given the learning loss, drops in reading and writing scores, and social skills loss that community service providers, district school staff, and mentors are reporting they are seeing in the children they serve after Covid-19 lockdowns that shut schools for most of 2020. The City is experiencing economic growth that is expected to drive housing costs further out of reach of residents, so the creation of new units at rents affordable to our lowest income residents is our absolute priority.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	House of Hope 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Objective 4 - New Construction
	<b>Needs Addressed</b>	Homeless Facilities
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Support for House of Hope, the City of Danville's newly expanded shelter for homeless single adults and families.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 individuals will stay at the House of Hope during FY2023-24.
	<b>Location Description</b>	206 South Ridge Street, Danville, VA
	<b>Planned Activities</b>	General support for shelter daily activities.
2	<b>Project Name</b>	Youth reading and math tutoring program 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 1 - Education
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$14,500
	<b>Description</b>	To fund one part-time math specialist and one part-time reading specialist to tutor students who reside in one of four of Danville's public housing developments: Cardinal Village; Cedar Terrace; Pleasant View; or Seeland Crossing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	With these funds, an additional 40-50 children who live in public housing and attend school in the City of Danville will receive tutoring in math and reading/literacy.
	<b>Location Description</b>	Tutoring will be carried out on the premises of Danville's public housing developments unless otherwise agreed upon.

	<b>Planned Activities</b>	Math and reading tutoring for Danville students who reside in public housing developments within the City. This support will permit the number of students helped in these locations to increase from 63 (2022) to 111 this FY.
<b>3</b>	<b>Project Name</b>	LeadSafe Danville
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Objective 1 - Homeowner Rehab
	<b>Needs Addressed</b>	Youth Services Health Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provide a match for the State CDBG Lead Safe Danville, a Healthy Homes grant.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	A cash match the Lead Safe program for the City of Danville.
<b>4</b>	<b>Project Name</b>	Housing Improvement and Protection 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 4 - Legal Aid
	<b>Needs Addressed</b>	Legal Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Provide funding to leverage the Virginia Legal Aid Society funding to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions. Income is documented on an application that is filled out by the client in order to determine their eligibility for free legal counseling.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 individuals (and the members of their households) will benefit through legal services that prevent or delay and eviction.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Providing the public with a toll-free lawline intake system; taking referrals of people at risk of eviction through community partner agencies; provision of pro-bono legal services for Danville residents who are facing an eviction.
<b>5</b>	<b>Project Name</b>	Neighbors Helping Neighbors - Utility Arrears Assistance 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Assistance
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 to 60 households will be helped to pay utility bill arrears in order to keep the power on in their homes.
	<b>Location Description</b>	510 Patton Street, Danville, VA.
	<b>Planned Activities</b>	Direct cash assistance to eligible extremely low- to low- income families in the form of payments to Danville Utilities of families' overdue utility bills. This program benefits Danville residents who are in crisis due to imminent shut off of the power in their homes--by keeping the lights on, we prevent these families from becoming homeless if the power is shut off.
<b>6</b>	<b>Project Name</b>	Mentoring Training, Service Delivery, and Activities 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 1 - Education
	<b>Needs Addressed</b>	Youth Services

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding to support Big Brothers Big Sisters programming that provides recreation and youth development for low to moderate income children using a mentorship model.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	73 children ages 6 to 14 will receive mentorship and recreation throughout the year at Big Brothers Big Sisters.
	<b>Location Description</b>	1005 North Main Street and other Danville locations
	<b>Planned Activities</b>	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 this year include but are not limited to travel to college campus open houses in Emory, VA and Petersburg, VA; and a two-day, one night trip to Newport News, VA for the VA Statewide Neighborhood Conference for socializing opportunities with peers from across the state of VA.
<b>7</b>	<b>Project Name</b>	CDBG Education Programs 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 1 - Education
	<b>Needs Addressed</b>	Youth Services Child Care Services
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Provide funding to support programs that further education and human development for children and youth, including college/employment pre-operational activities for children and youth. \$45,000 will be allotted to Head Start early childhood education, and \$10,000 for Boys and Girls Club Quad A youth development program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	264 children ranging from toddler to teens will benefit.

	<b>Location Description</b>	540 Holbrook Street (CIC Head Start) 123 Foster Street (Boys and Girls Club)
	<b>Planned Activities</b>	The youth program will provide employment development to create work experiences for 60 teens in software coding, 3D modeling, agriculture, art and aeronautics. The Head Start program support will provide one lead teacher and partial support for an assistant teacher for 204 income eligible children to receive daily early childhood education.
<b>8</b>	<b>Project Name</b>	Danville Speech and Hearing Patient Support Program 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 1 - Education
	<b>Needs Addressed</b>	Youth Services Health Services
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Provide weekly speech and language pathology services to residents of the City of Danville whose insurance does not cover the cost of the services and who are unable to afford to cover the cost due to low-incomes.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 Danville residents, both children and adults, will benefit from speech and language or hearing therapy services.
	<b>Location Description</b>	742 Wilson Street, Danville, VA
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Public Parks and Recreation - Westmoreland Park 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service Objective 2 - Recreation Activities
	<b>Needs Addressed</b>	Parks and Recreation Facilities
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 households in the immediate area surrounding Westmoreland Park will benefit, plus the estimated 204 children who attend the Head Start program next to the park will use it during the school day.
	<b>Location Description</b>	Westmoreland Park will be in the area confined by Poplar, Gay, Holbrook, Spruce and Sycamore Streets, in the Holbrook-Ross Historic District of Danville.
	<b>Planned Activities</b>	Continued work on the construction of Westmoreland Park, including landscaping, construction of a new playground and recreation facilities, public restroom, and walking trails.
<b>10</b>	<b>Project Name</b>	Temporary Shelter Program/Transitional Housing 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Objective 7 - Transitional Hsg.
	<b>Needs Addressed</b>	Homeless Prevention and Emergency Assistance
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Funding to provide temporary shelter for single parents with one or more children, run by the Danville Department of Social Services. This emergency shelter program will pay for a hotel room for a family for up to seven nights. While the increase in capacity in the City's main temporary shelter, House of Hope, is helping the City to meet our emergency housing need, the House of Hope shelter alone is not enough to house all residents who seek emergency shelter, so this temporary shelter program adds to Danville's ability to provide shelter. One of the hotels used for this program, The Astoria, underwent extensive repairs in late 2022 under City supervision, thereby improving the conditions for those who are provided emergency shelter through this program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 families will benefit.
	<b>Location Description</b>	The program provides emergency shelter at two area hotels. It is administered through the Danville Department of Social Services.

	<b>Planned Activities</b>	24 hour phone line that in after-hours links to the Danville Police Department, then to an on-call caseworker who takes calls from City residents who are in a crisis and need a place to stay for one to seven nights. The caseworker arranges for transportation and a room at The Astoria Inn or The Travel Inn, both in Danville.
<b>11</b>	<b>Project Name</b>	CDBG Administration - H & D 2023-24
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$155,688
	<b>Description</b>	Program Administration: Develop, administer, revise, implement and evaluate the day-to-day operation of the City's CDBG entitlement program. Activities include program design; grant administration, sub-recipient compliance and support, program outreach, public relations, and on-going staff training, especially training relevant to CDBG management, administration, planning, and use of IDIS and other HUD data management systems. General administrative costs include the following positions: Housing Grant and Environmental Review Specialist - 90 percent; Senior Account Clerk - 100 percent; Accountant - 10 percent*; Secretary - 50 percent*; Two Cost Estimators/Inspectors - 90 percent. Remainder funded with CDBG Housing Administration and Community Development or Public Works General Funds.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Administrative functions associated with CDBG projects and activities
<b>12</b>	<b>Project Name</b>	Fair Housing 2023-24
	<b>Target Area</b>	
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing Outreach and Education
	<b>Funding</b>	CDBG: \$15,000

	<b>Description</b>	Funds will be used for the City's Fair Housing program, comprised of education and outreach for citizens to understand Fair Housing Act and how it benefits residents. Out Fair Housing officer helps answer questions of residents who call the City with concerns about fair housing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200
	<b>Location Description</b>	The Fair Housing program is administered from 427 Patton Street, City Hall, Danville, VA
	<b>Planned Activities</b>	Periodic in-person outreach and education events at schools and community locations to educate and assist residents about federal Fair Housing laws. Assistance via phone and walk-ins to residents who reach out seeking help for alleged housing discrimination.
<b>13</b>	<b>Project Name</b>	HOME Housing Rehab Program 2023-24
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Assistance - Homeownership Housing Rehabilitation Housing Development and Reconstruction Emergency Home Repairs
	<b>Funding</b>	HOME: \$254,024
	<b>Description</b>	Homeowner rehabilitation: Provide assistance in form of five year forgivable loans to complete total rehabilitation to ensure the home meets all applicable state and local codes, ordinances, and zoning requirements upon completion of rehabilitation. Downpayment assistance to individuals who meet the program guidelines for low and moderate incomes so these families may become homeowners in the City of Danville.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18
	<b>Location Description</b>	City of Danville
	<b>Planned Activities</b>	We estimate completing home rehabilitation projects for twelve low-income homeowners, providing downpayment assistance to five residents to become new homeowners, and constructing one new home to sell to an eligible family who meet the income guidelines for extremely low-income as set by HUD.
<b>14</b>	<b>Project Name</b>	Home Administration 2023-24
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Rehabilitation Housing Development and Reconstruction
	<b>Funding</b>	HOME: \$36,500
	<b>Description</b>	Program Administration: Develop, administer, revise, implement and evaluate the day-to-day operation of the City's entitlement program. Activities include program design; grant administration, processing of homeowner rehab program applications, community and program outreach, proceeds from the sale of housing, public relations, and relevant staff training for HOME grant/program management. Administrative costs include the following positions: Housing Grant and Environmental Review Specialist - 10 percent; Housing and Development Redevelopment Specialist - 10 percent; Accountant - 10 percent*; Two Cost Estimators/Inspectors - 10 percent.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Administration of HOME projects
	<b>Project Name</b>	CDBG Housing Rehab Program Activities 2023-24

15	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Objective 1 - Homeowner Rehab Affordable Housing Objective 4 - New Construction
	<b>Needs Addressed</b>	Removal of Slum and Blight Housing Assistance - Homeownership Housing Rehabilitation Housing Development and Reconstruction Emergency Home Repairs
	<b>Funding</b>	CDBG: \$185,754
	<b>Description</b>	(City Housing Programs) Provide assistance for emergency repair, spot rehabilitation, or full rehabilitation of owner-occupied homes, with this assistance provided in the form of a forgivable loan, as determined by program guidelines. Acquire lots, build new homes and/or rehab existing homes to be sold to residents who meet the HUD income guidelines. In addition to our ongoing rehabilitation of homeowner occupied properties, Housing and Development will acquire a lot in the historic Camp Grove neighborhood and build a home on it and we will rehab and sell an existing City-owned home in the Holbrook-Ross Historic District neighborhood.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Various locations within Danville
	<b>Planned Activities</b>	
	16	<b>Project Name</b>
<b>Target Area</b>		Citywide
<b>Goals Supported</b>		Affordable Housing Objective 4 - New Construction
<b>Needs Addressed</b>		Housing Assistance - Homeownership Housing Development and Reconstruction
<b>Funding</b>		HOME: \$80,000
<b>Description</b>		Habitat for Humanity received a donation of land, and is in the process of building 24 low-income single family homes on it.

	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	24 families (approximately 80 individuals) will ultimately own and occupy the new single family homes Habitat for Humanity is constructing.
	<b>Location Description</b>	Seminole Drive and Springfield Road, north Danville.
	<b>Planned Activities</b>	Construction of a neighborhood of 24 new homes. Chosen owners participate in building their home along with contractors and volunteers.
17	<b>Project Name</b>	Rehab Program Delivery Costs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Program Administration Affordable Housing Objective 1 - Homeowner Rehab
	<b>Needs Addressed</b>	Housing Rehabilitation Housing Development and Reconstruction
	<b>Funding</b>	CDBG: \$290,000
	<b>Description</b>	<p>Program Administration: Develop, Administer, revise, implement and evaluate the day-to-day operation of the entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training. General administrative costs include the following positions: Housing Development Specialist - 100 Percent, Senior Account Clerk - 100 Percent, Accountant - 10 Percent*, Secretary - 10 Percent*.</p> <p>*Remainder funded with CDBG Housing Administration and Community Development or Public Works General Funds.</p> <p>Housing Development Planning Specialist           100 Percent Senior Account Clerk   100 Percent Accountant   10 Percent Secretary   10 Percent</p> <p>Remainder funded with CDBG Housing Administration and Community Development or Public Works General Funds.</p>
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Costs to deliver the CDBG programs to our citizens.

## **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 funds for the benefit of our extremely low-, low- and moderate-income residents city-wide without a concentration nor target area. All the projects we fund meet CDBG's three core goals of creating decent housing, suitable living environments, and expanded economic opportunities for our residents with insufficient incomes.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100
CDBG Area Benefit	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

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

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City will build and rehabilitate more homes to provide affordable housing. We will continue to seek out partnerships with innovative developers and organizations who can assist in this goal. We will also continue to support CHDO projects already underway, so these projects get completed and result in more housing stock. We will continue to support sub-recipient organizations this year such as Legal Aid Society, House of Hope and the Danville Department of Social Services (DSS). These organizations provide temporary housing for people experiencing homelessness, and help keep residents from losing their homes, and often prevent a Danville family from being evicted and having an eviction on their credit record. The City also wishes to continue its Tenant Based Rental Assistance (TBRA) program once a new agency is identified to provide the case management and management of the program: to the extent that TBRA keeps a family from being evicted, it helps the City of Danville to reach its goal of 1) providing decent and affordable housing, and 2) reducing homelessness especially for the low-income and extremely low-income members of our community.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	420
Non-Homeless	380
Special-Needs	25
Total	825

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	16
The Production of New Units	1
Rehab of Existing Units	13
Acquisition of Existing Units	0
Total	30

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Last fiscal year, the City of Danville completed building, and marketed through hands-on community outreach, a new single family home, using HUD funds, in one of Danville's historic low-income neighborhoods, at 324 Bradley Road. The open house drew 58 families. The City also provided rehabilitation of their homes to ten low-income homeowners. Both efforts created housing and maintained/improved Danville's housing stock for our low- and extremely low-income residents. The beneficiaries of these efforts were mostly senior citizens, with eight being Black and two being White.

The City intends to continue improving and increasing our housing stock this fiscal year by rehabilitating 12 homeowner occupied homes in FY2023-24. We also plan to acquire another lot in the Camp Grove neighborhood to build a second single family home using HUD funds and sell it to a first time homebuyer who meets the HUD income guidelines. Finally the City has already identified a single family home to rehabilitate and sell: one of the City's properties, a single family home on Holbrook Street in the historic Holbrook-Ross neighborhood of Danville. The City's goal is to rehab this home with CDBG funds and sell it to a local homebuyer who also meets the HUD income guidelines.

The City of Danville intends to continue to support CHDO Habitat for Humanity's project, Habitat Village North. It is a 25 home neighborhood and so far has three homes near completion, and is engaged in land preparation to continue to build. Once complete, Habitat Village North will house 80 individuals, and all the homes will be owned by low-income residents who helped to built the homes.

A shortage of contractors in Danville continues to be a barrier to the City increasing the number of new and rehabbed housing units the City can create. Initial steps in planning a collaboration with a regional trade school is underway to increase the number of skilled trades workers in our area.

The City has had to temporarily suspend its TBRA program due to changes at STEP. Inc.. This program started up in December of 2022 and helped 16 families avoid eviction and pay arrears to remain in their homes. Although the City will have to suspend the program while the local CoC identifies a new agency to case manage, our goal is to start the program back up by the end of 2023, and assist another 16 families to pay their rental arrears this FY.

Over the past FY, the City has experienced a loss of housing units for our most vulnerable residents. Examples include the loss of low-income units at 601 Bridge Street; and the recent challenge that came about this past April 2023 of having to help 55 mostly low-income residents of The Old Stratford Inn to find new homes due to the sale and rehab of that property is evidence of this loss of housing. While the City, through extensive efforts working with these residents, with community organizations, and with the new owner, was able to get all except seven residents of The Old Stratford rehoused and avoided a mass eviction (the seven remaining tenants are being offered to stay at the newly expanded House of Hope while they continue to look for housing), The Old Stratford Inn situation alone has made it very evident that the City needs to do more to increase our housing stock at a faster pace. This FY Community Development is going to see how we can obtain more federal financial resources to build the housing our people need.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

This year, the City will not be allocating funds toward our public housing authority's Center for Housing Education. However, the Center expects to provide free educational services related to both renting and homebuying this year. The City of Danville is a frequent partner of the public housing authority in a range of activities with the goals of creating and preserving housing and giving people the information and tools they need to understand both renting and homebuying rights and responsibilities. In addition, the Housing and Development Division is planning the first annual Danville Area Housing Extravaganza, to be held in August 2023 for the benefit of renters and buyers of all income ranges.

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

The Danville Redevelopment and Housing Authority submits its own plan that the City will share with HUD.

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

The Center for Housing Education offers classes and education free of charge that are open to all public housing residents, and it does outreach on the premises of Danville's public housing developments to make sure residents have advance notice of these opportunities. It is anticipated that the Center will offer in-person classes this year. The subjects include debt management counseling; fair housing training; building buyer awareness of predatory lending; homebuyer education; rental counseling; and pre- and post- purchase counseling, and financial education for children and youth, to name some of the programs. The City of Danville also does 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.

### **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 reduce chronic homelessness of residents who need some measure of support to remain housed, and will improve health outcomes for

all our residents. The City therefore 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. One example of recent work the City of Danville did with the public housing authority is the affirmative marketing efforts we carried out in May and June to let low-income buyers know about the opportunity to own the home the City built at 324 Bradley Road; The City ran an ad in the Danville Register-Bee newspaper, posted the house on social media and City website, and on June 23rd and 24th the City's Housing and Development Division held a two-day open house with staff from the City and from the public housing authority, so potential buyers could see the house for themselves and pick up applications. Regional media picked up the story. A total of 58 Danville residents, many of them from the immediate neighborhood of Camp Grove, came to the open house. Additionally the West Piedmont Better Housing Coalition and the City are carrying out a homelessness study, begun in October 2022, to better understand how to help.

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

### **Introduction**

The City of Danville has included a HOME ARP plan that will assist in combatting homelessness, and the City is making allocations to selected sub-recipient organizations with CDBG funds.

### **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, as well as assessment procedures to determine their individual needs. The City of Danville Community Development/Housing and Development division helps these programs and others of benefit to residents get the word out to the public by distributing their brochures and flyers at our office, and we support them by attending their events as well.

#### **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, provides emergency shelter for a few days up to 30 days for low- and very low-income families and individuals who find themselves homeless due to varying emergencies. Approximately 420 individuals combined will be provided temporary shelter by these two agencies this year. In addition, the City provides 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 gets shut off they cannot live in the home). The City of Danville used HOME ARP funds to substantively fund the physical expansion of the House of Hope shelter in FY2022-23, adding a whole floor which doubled the capacity and expanded the shelter to serve women and children; the City also contributed the funds to pay a portion of the Executive Director's salary during FY2022-23. This critical support has made it possible to temporarily house single parents and children in addition to single adults and has helped House of Hope to retain an executive director to manage the increased intake, assessment and management responsibilities that have come with the expansion of the shelter.

#### **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 continues its efforts to reduce homelessness with financial support of our community's primary homeless shelter, the House of Hope, as well as support for the Department of Social Services Temporary Shelter program and 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 we need as outlined in the *Danter Housing Study* and the City's *Investing in Danville* report. Additionally, The City has a Tenant-Based Rental Assistance program that helps Danville residents who are at imminent risk of eviction--they have already been served an unlawful detainer (the eviction has already been awarded to the landlord)--to pay their overdue rent so they can remain in their homes and avoid eviction and all the setbacks and trauma associated with eviction.

**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 and the agencies that comprise the CoC work together to make sure that Danville residents get connected to 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. The findings are grim. Danville is facing a housing shortage of all housing types and for all incomes. The August 2022 Southern Virginia Housing Summit showcased sites, programs, and needs, and placed financial organizations, state organizations, developers, contractors, and realtors in the same space to learn and collaborate. Since then, the Housing & Development Division Director was hired to work in the H&D office to oversee Housing and Development staff and work to recruit developers for needed infill residential development.

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

Plan Danville consultants will work on a small area plan for the Almagro neighborhood, which is in a qualified census tract. The Plan will examine current zoning/housing policy and update to allow for more housing opportunities. The H&D division director worked with Council and the IDA to implement new 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 multifamily and 50 units and \$5M if single family. Real estate tax grants and other reimbursements are possible; each are looked at on a case-by-case basis and the developments must meet the Danter Study recommendations. H&D is also working to hire a consultant to help plan large parcel developments, and 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 Hazard Control 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 are 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; and supporting the provision of services to meet urgent community needs that cannot be met with local funding, such as financial support of organizations doing youth tutoring, early childhood education, mentorship programs, and pro-bono legal assistance, to name a few activities we support with our CDBG funds. 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 understand and be part of all the events and opportunities to contribute their energies and skills that are available. We also have an obligation to make sure they can access opportunities to get assistance when in need.

### **Actions planned to foster and maintain affordable housing**

In addition to all the previously described efforts to foster and maintain affordable (to a range of incomes including low- and extremely low-incomes), The City of Danville has scheduled a Danville Area Housing Extravaganza for Saturday, August 26th, 2023 at the well-trafficked Community Market in the City's River District. The planning for this large event has been underway for several months; it 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 are promoting the event on social media and the local newspaper. It is free and open to the public and we estimate it will draw 250 to 300 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 have also created a new division within Community Development whose sole intent is to reduce lead in homes with children under the age of 6. This new division, Lead Safe Danville, started in May of 2022. Lead Safe Danville is a HUD funded program that will have a positive health impact by performing lead abatements on up to 80 homes in its first cycle of 42 months, while having an additional community health impact by testing

additional households for lead and educating many additional households about how to keep their families safe from lead. In FY2022-23, testing and consultation occurred in over 20 homes. Lead Safe Danville will attend community-based events like 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 include information on where we could encounter lead in everyday items and the danger of exposure, to ways to limit exposure to lead in the home. 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 help the child and the family.

Lead Safe Danville will also work with the Danville Redevelopment and Housing Authority 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. Additionally, we 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, and the Church and Community Tutorial program (a new sub-recipient organization this year). These four organizations combined are expected to provide education, literacy, skill building and other enrichment to 385 children and school-age youth this FY. The City is in the initial discussions with a regional technical college to create an apprenticeship program to provide education in the building trades while paying them to assist our City's licensed contractors.

### **Actions planned to develop institutional structure**

The City of Danville will continue to work with private industry to attract new business and manufacturing to Danville, which in turn will increase the incomes and employment options for our community residents and increase their well-being. We anticipate that the arrival of more private industry will also drive more housing construction and rehabilitation, and more community development. However, the City is not stopping there. This year we will continue our efforts to increase public participation in planning solutions for Danville through our Plan Danville initiative, by gathering public comments with the new Arts and Culture survey, and bringing residents in need of housing together with providers of housing, like we are doing in August 2023 with the Danville Area Housing Extravaganza.

The Institute for Advanced Learning and Research has scheduled its 2023 Housing Summit. The event is

geared toward developers, realtors and other financial investment entities and brings these together with City government, public housing and social services agencies and organizations for two days of sharing ideas, networking and collaboration.

**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 that keep our residents healthy and allow them to meet their basic needs and pursue fulfilling lives here.

**Discussion:**

See above.

# Program Specific Requirements

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

### Introduction:

#### 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	25,000
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
<b>Total Program Income:</b>	<b>25,000</b>

#### Other CDBG Requirements

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

Annual Action Plan 53  
2023

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:

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:

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

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

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

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

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

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

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

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

The City does not intend to use HOME funds to refinance existing debt secured by 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)).

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)).

Our TBRA program is new, begun 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 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 work with 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.

## Attachments

## Citizen Participation Comments

**Grantee SF-424's and Certification(s)**

## HOME-ARP

### HOME-ARP Allocation Plan Template with Guidance

**Instructions:** All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Template:

***Describe the consultation process including methods used and dates of consultation:***

The City of Danville sent both an information letter about how HOME-ARP funding must be spent and the City of Danville’s plan for spending HOME-ARP funding. The City of Danville also contacted various organizations via email on their opinions of how each qualified population can be assisted and which qualified population had the greater need in the City of Danville.



*List the organizations consulted:*

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>Felecia Watkins/ STEP Inc.</b>	Continuum of Care	Email letter and Survey	“dollars allocated to hire caseworkers, will be well worth it. Nationally, communities that use the housing model, financial support, and client-centered case management as their goal can help individuals and families remain in housing more successfully. With DHCD funding, the CoC-funded members can assist those affected by homelessness with rapid rehousing and targeted prevention funds. Those funds allow supporting those on case management financially for a more extended period until they become more economically stable.”
<b>Jackie Rochford/ House of Hope</b>	Homeless Shelter	Email letter and Survey	none
<b>Jude Swanson/ House of Hope</b>	Homeless Shelter	Email letter and Survey	none
<b>Tommy Bennett/ Danville VA NAACP Chapter</b>	Civil Rights Agency	Email letter and Survey	none
<b>Larissa Deedrich/ Danville Redevelopment &amp; Housing Authority</b>	Housing Authority	Email letter and Survey	<p>“It is terrific news that the City has taken an interest in providing resources for our homeless residents. While I think that there is a great need for an expansion of the homeless shelter, and it will help immensely, I would like to offer the services of DRHA. As many of you know, we are already operating the Section 8 voucher program, and currently, we are issuing vouchers, and our clients are struggling to find homes that will accept the voucher. With the rental market in Danville booming, most landlords are not inclined to rent to Section 8 tenants. DRHA is currently working on purchasing homes, rehabbing homes, and even new construction to meet the long-term housing needs of our residents.</p> <p>I believe that this is an opportunity for us to all collaborate and work together to provide not only short-term supportive services to the homeless population but also serve their long-term needs as well.”</p>
<b>Kimberly Walker/ Danville</b>	HUD counselor and educator	Email letter and Survey	none

<b>Redevelopment &amp; Housing Authority, Center for Housing Education</b>			
<b>Nicole Crews/ Department of Veterans' Affairs</b>	Veteran's Agency	Email letter and Survey	none
<b>John Drawbond/ Department of Veterans' Affairs</b>	Veteran's Agency	Email letter and Survey	none
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
<b>Margie Walker/ Virginia Legal Aid Society</b>	Fair Housing Agency/ Agency Assisting persons with disabilities	Email letter and Survey	none
<b>Tammy Warren/ Haven of the Dan River Region</b>	Domestic Violence Shelter	Email letter and Survey	none
<b>Ashley Corbett/ Haven of the Dan River Region</b>	Domestic Violence Shelter	Email letter and Survey	none
<b>Jim Bebeau/ Danville-Pittsylvania Community Services</b>	Agency representing persons with disabilities	Email letter and Survey	“As a provider of 24/7 Crisis Services (for mental health, substance abuse and developmental disabilities), there are often situations where someone showed up for crisis services (at DPCS locations or in the SOVAH ER), but the only crisis was housing. The homeless shelter wouldn't take them and no financial resources for a hotel created a real dilemma for the individual. Perhaps allowing limited use funds in these situations (with a requirement to participate in the housing counseling or obtain supportive housing services) would make a difference. The inevitable downside - People will learn of the opportunities and show up expecting to get a hotel for the night without any real change in their lifestyle to prevent a recurring concern”

***Summarize feedback received and results of upfront consultation with these entities:***

All that provided feedback acknowledged a need for housing especially those that may currently be homeless or facing homelessness. Education and supportive services were topics along with creating more affordable housing.

## **Public Participation**

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

### **Template:**

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- *Date(s) of public notice: 6/26/2022*
- *Public comment period: start date - 6/27/2022 end date - 7/11/2022*
- *Date(s) of public hearing: 6/28/2022*

### *Describe the public participation process:*

The public comment period started 06/27/2022 and end 07/11/2022. During this time, the public was able to call, email, write to and speak to members of the Housing and Development Department about the intended plans for HOME-ARP funds. A public hearing was held on 06/28/2022 at 427 Patton St Room 202, Danville, VA 24541 from 11am until 1pm.

***Describe efforts to broaden public participation:***

The HOME-ARP allocation plan is published on the City of Danville’s Housing and Development webpage, a copy of the allocation plan will be made available in the public library, Averett University library, Danville Police Department PEACE Center, Danville Police Department- Third Ave precinct.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

None received

***Summarize any comments or recommendations not accepted and state the reasons why:***

N/A

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

**Template:**

***Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:***

***Homeless as defined in 24 CFR 91.5***

The exact size of the current homeless population is currently unavailable. This data is unavailable from the census. According to the most recent count by the Piedmont Better Housing Coalition, there is an average of 25 homeless individuals in Danville and Pittsylvania County.

***At Risk of Homelessness as defined in 24 CFR 91.5***

Based on a 2013 point-in-time survey conducted on 174 adults and 107 accompanied children in the West Piedmont region, 49% of the homeless or at risk of homelessness population was facing eviction.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The exact size of the current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking population is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The exact size of other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Identify and consider the current resources available to assist qualifying populations, including congregated and non-congregated shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

- House of Hope – Non-Congregate shelter
- Haven of the Dan River Region – Domestic violence, sexual assault and sex trafficking non-congregate shelter
- Piney Ridge Apartments- Supportive Services permanent rental housing
- Upper Street Apartments- Veteran Housing
- Temporary Shelter, Danville Department of Social Services- provides up to a week hotel stay for families (at least one adult and one child) currently facing homelessness that have a plan of action in place to prevent homelessness after the week stay is complete.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

The current homeless shelter is only able to house 16 single individuals, no families or adults with children. Although the temporary shelter program is available through the Department of Social Services, it only provides emergency shelter for up to a week.

***At Risk of Homelessness as defined in 24 CFR 91.5***

There is no constantly funded tenant based rental assistance. The City of Danville used CDBG-CV funds for tenant based rental assistance to assist 1,207 individuals for a total of \$746,934.12 but has since expended all funds. Virginia Legal Aid Society provided tenant based rental assistance using funds provided through the Virginia Department of Housing and Community Development, but assistance ended in May of 2022.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Haven of the Dan River Region is the local shelter for current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families. Males are housed at a separate location from females, but the shelter is only able to house 8 individuals.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

According to the City of Danville’s Eviction Data Analysis prepared under the Virginia Eviction Reduction Planning Grant, there are no other populations requiring services or housing assistance to prevent homelessness or other populations at greatest risk of housing instability.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

The current homeless shelter, House of Hope is only able to house 16 single individuals, no families or adults with children. The Danville Redevelopment and Housing Authority is facing a housing shortage for recipients of their housing choice vouchers. Currently, they are purchasing properties and homes and building homes or rehabbing current homes on the property.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Not applicable

***Identify priority needs for qualifying populations:***

All qualifying populations currently do not have enough emergency shelter and those at risk of homelessness do not have options for assistance to avoid homelessness. Therefore, the City of

Danville decided that it was best to expand the current non-congregate homeless shelter and provide tenant based rental assistance.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The City of Danville was able to use data provided by an Eviction Data Analysis for the City conducted under the Virginia Eviction Reduction Planning Grant, the US Census, West Piedmont Planning District Commission and the Piedmont Better Housing Coalition. The City also conducted a survey and provided an information letter to various entities in the community to receive their input as well as their suggestions and comments on needs for qualifying populations.

## **HOME-ARP Activities**

**Template:**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

The City Manager, Deputy City Manager, Director of Community Development along with various community leaders met to discuss HOME-ARP funds and potential uses. The City of Danville's Department of Community Development was made aware of the shortage of available beds/units for the current homeless population. Also, there is no housing available for homeless families (with children) or women unless they are fleeing domestic violence/assault or sex crimes/trafficking. It was decided that most of the funds would be used to expand the current homeless shelter, other funds would be used for tenant-based rental assistance to prevent homelessness and target those at risk of homelessness. Lastly, we will use funds for non-profit operating expenses for the salary of an employee of the homeless shelter.

***Describe whether the PJ will administer eligible activities directly:***

The City of Danville will allocate funds to the House of Hope who will oversee the expansion of the homeless shelter. The House of Hope will provide invoices for both the development of the non-congregate shelter as well as non-profit operating expenses for the salary of an employee. The City of Danville will administer the tenant-based rental assistance program.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Not applicable

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Template:**

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ 600,000.00		
Tenant Based Rental Assistance (TBRA)	\$ 340,000.00		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ 43,226.54	4.36 %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 7,440.46	.75 %	15%
<b>Total HOME ARP Allocation</b>	\$ 990,667.0		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or

attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

## **HOME-ARP Production Housing Goals**

### **Template**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The City of Danville will not produce any affordable rental units for qualifying populations. Tenant based rental assistance will allow for populations at risk of homelessness to remain in affordable housing units.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

Not applicable

## **Preferences**

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of

assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ’s HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

**Template:**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The City of Danville will give preference to one or more qualifying population or subpopulation within the qualifying population for Tenant Based Rental Assistance. These preferences will be adults accompanied by children and persons at risk of homelessness.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Due to the lack of beds available in the current non congregant homeless shelter, the City of Danville feels as if adults accompanied by children and personas at risk of homelessness would have the greatest benefit of tenant-based rental assistance.

## **Referral Methods**

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless,

etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

### **Template:**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

The City of Danville will use the coordinated entry process for tenant based rental assistance. Assistance will be given to approved applicants in the order in which applications are received and approved. The City will advertise and administer the program directly.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

All qualifying populations will be eligible for tenant based rental assistance but there will be a preference for populations at risk of homelessness.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

The City of Danville will combine the following factors when describing the method of prioritization:

- the extent to which people, especially youth and children, are unsheltered
- risk of continued homelessness

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Not applicable, the City of Danville will only use a CE process established by the CoC.

### **Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act,

section 504 of Rehabilitation Act, HUD’s Equal Access Rule, and the Americans with Disabilities Act, as applicable.

- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ’s HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

## **Template**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

The City of Danville will not limit eligibility for the NCS project to a particular qualifying population or specific subpopulation of a qualifying population.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ’s needs assessment and gap analysis:***

Not applicable

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ’s HOME-ARP projects or activities):***

Not Applicable

## HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***  
Not applicable
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***  
Not applicable
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***  
Not applicable
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***  
Not applicable
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***  
Not applicable
- ***Other requirements in the PJ's guidelines, if applicable:***  
Not applicable

## HOME-ARP

### HOME-ARP Allocation Plan Template with Guidance

**Instructions:** All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Template:

***Describe the consultation process including methods used and dates of consultation:***

The City of Danville sent both an information letter about how HOME-ARP funding must be spent and the City of Danville’s plan for spending HOME-ARP funding. The City of Danville also contacted various organizations via email on their opinions of how each qualified population can be assisted and which qualified population had the greater need in the City of Danville.



*List the organizations consulted:*

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>	<b>Feedback</b>
<b>Felecia Watkins/ STEP Inc.</b>	Continuum of Care	Email letter and Survey	“dollars allocated to hire caseworkers, will be well worth it. Nationally, communities that use the housing model, financial support, and client-centered case management as their goal can help individuals and families remain in housing more successfully. With DHCD funding, the CoC-funded members can assist those affected by homelessness with rapid rehousing and targeted prevention funds. Those funds allow supporting those on case management financially for a more extended period until they become more economically stable.”
<b>Jackie Rochford/ House of Hope</b>	Homeless Shelter	Email letter and Survey	none
<b>Jude Swanson/ House of Hope</b>	Homeless Shelter	Email letter and Survey	none
<b>Tommy Bennett/ Danville VA NAACP Chapter</b>	Civil Rights Agency	Email letter and Survey	none
<b>Larissa Deedrich/ Danville Redevelopment &amp; Housing Authority</b>	Housing Authority	Email letter and Survey	<p>“It is terrific news that the City has taken an interest in providing resources for our homeless residents. While I think that there is a great need for an expansion of the homeless shelter, and it will help immensely, I would like to offer the services of DRHA. As many of you know, we are already operating the Section 8 voucher program, and currently, we are issuing vouchers, and our clients are struggling to find homes that will accept the voucher. With the rental market in Danville booming, most landlords are not inclined to rent to Section 8 tenants. DRHA is currently working on purchasing homes, rehabbing homes, and even new construction to meet the long-term housing needs of our residents.</p> <p>I believe that this is an opportunity for us to all collaborate and work together to provide not only short-term supportive services to the homeless population but also serve their long-term needs as well.”</p>
<b>Kimberly Walker/ Danville</b>	HUD counselor and educator	Email letter and Survey	none

<b>Redevelopment &amp; Housing Authority, Center for Housing Education</b>			
<b>Nicole Crews/ Department of Veterans' Affairs</b>	Veteran's Agency	Email letter and Survey	none
<b>John Drawbond/ Department of Veterans' Affairs</b>	Veteran's Agency	Email letter and Survey	none
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
<b>Margie Walker/ Virginia Legal Aid Society</b>	Fair Housing Agency/ Agency Assisting persons with disabilities	Email letter and Survey	none
<b>Tammy Warren/ Haven of the Dan River Region</b>	Domestic Violence Shelter	Email letter and Survey	none
<b>Ashley Corbett/ Haven of the Dan River Region</b>	Domestic Violence Shelter	Email letter and Survey	none
<b>Jim Bebeau/ Danville-Pittsylvania Community Services</b>	Agency representing persons with disabilities	Email letter and Survey	“As a provider of 24/7 Crisis Services (for mental health, substance abuse and developmental disabilities), there are often situations where someone showed up for crisis services (at DPCS locations or in the SOVAH ER), but the only crisis was housing. The homeless shelter wouldn't take them and no financial resources for a hotel created a real dilemma for the individual. Perhaps allowing limited use funds in these situations (with a requirement to participate in the housing counseling or obtain supportive housing services) would make a difference. The inevitable downside - People will learn of the opportunities and show up expecting to get a hotel for the night without any real change in their lifestyle to prevent a recurring concern”

***Summarize feedback received and results of upfront consultation with these entities:***

All that provided feedback acknowledged a need for housing especially those that may currently be homeless or facing homelessness. Education and supportive services were topics along with creating more affordable housing.

## **Public Participation**

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

### **Template:**

*Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:*

- *Date(s) of public notice: 6/26/2022*
- *Public comment period: start date - 6/27/2022 end date - 7/11/2022*
- *Date(s) of public hearing: 6/28/2022*

### *Describe the public participation process:*

The public comment period started 06/27/2022 and end 07/11/2022. During this time, the public was able to call, email, write to and speak to members of the Housing and Development Department about the intended plans for HOME-ARP funds. A public hearing was held on 06/28/2022 at 427 Patton St Room 202, Danville, VA 24541 from 11am until 1pm.

***Describe efforts to broaden public participation:***

The HOME-ARP allocation plan is published on the City of Danville’s Housing and Development webpage, a copy of the allocation plan will be made available in the public library, Averett University library, Danville Police Department PEACE Center, Danville Police Department- Third Ave precinct.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

None received

***Summarize any comments or recommendations not accepted and state the reasons why:***

N/A

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

**Template:**

***Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:***

***Homeless as defined in 24 CFR 91.5***

The exact size of the current homeless population is currently unavailable. This data is unavailable from the census. According to the most recent count by the Piedmont Better Housing Coalition, there is an average of 25 homeless individuals in Danville and Pittsylvania County.

***At Risk of Homelessness as defined in 24 CFR 91.5***

Based on a 2013 point-in-time survey conducted on 174 adults and 107 accompanied children in the West Piedmont region, 49% of the homeless or at risk of homelessness population was facing eviction.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The exact size of the current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking population is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The exact size of other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Identify and consider the current resources available to assist qualifying populations, including congregated and non-congregated shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

- House of Hope – Non-Congregate shelter
- Haven of the Dan River Region – Domestic violence, sexual assault and sex trafficking non-congregate shelter
- Piney Ridge Apartments- Supportive Services permanent rental housing
- Upper Street Apartments- Veteran Housing
- Temporary Shelter, Danville Department of Social Services- provides up to a week hotel stay for families (at least one adult and one child) currently facing homelessness that have a plan of action in place to prevent homelessness after the week stay is complete.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

The current homeless shelter is only able to house 16 single individuals, no families or adults with children. Although the temporary shelter program is available through the Department of Social Services, it only provides emergency shelter for up to a week.

***At Risk of Homelessness as defined in 24 CFR 91.5***

There is no constantly funded tenant based rental assistance. The City of Danville used CDBG-CV funds for tenant based rental assistance to assist 1,207 individuals for a total of \$746,934.12 but has since expended all funds. Virginia Legal Aid Society provided tenant based rental assistance using funds provided through the Virginia Department of Housing and Community Development, but assistance ended in May of 2022.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Haven of the Dan River Region is the local shelter for current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families. Males are housed at a separate location from females, but the shelter is only able to house 8 individuals.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

According to the City of Danville’s Eviction Data Analysis prepared under the Virginia Eviction Reduction Planning Grant, there are no other populations requiring services or housing assistance to prevent homelessness or other populations at greatest risk of housing instability.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

The current homeless shelter, House of Hope is only able to house 16 single individuals, no families or adults with children. The Danville Redevelopment and Housing Authority is facing a housing shortage for recipients of their housing choice vouchers. Currently, they are purchasing properties and homes and building homes or rehabbing current homes on the property.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Not applicable

***Identify priority needs for qualifying populations:***

All qualifying populations currently do not have enough emergency shelter and those at risk of homelessness do not have options for assistance to avoid homelessness. Therefore, the City of

Danville decided that it was best to expand the current non-congregate homeless shelter and provide tenant based rental assistance.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The City of Danville was able to use data provided by an Eviction Data Analysis for the City conducted under the Virginia Eviction Reduction Planning Grant, the US Census, West Piedmont Planning District Commission and the Piedmont Better Housing Coalition. The City also conducted a survey and provided an information letter to various entities in the community to receive their input as well as their suggestions and comments on needs for qualifying populations.

## **HOME-ARP Activities**

### **Template:**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

The City Manager, Deputy City Manager, Director of Community Development along with various community leaders met to discuss HOME-ARP funds and potential uses. The City of Danville's Department of Community Development was made aware of the shortage of available beds/units for the current homeless population. Also, there is no housing available for homeless families (with children) or women unless they are fleeing domestic violence/assault or sex crimes/trafficking. It was decided that most of the funds would be used to expand the current homeless shelter, other funds would be used for tenant-based rental assistance to prevent homelessness and target those at risk of homelessness. Lastly, we will use funds for non-profit operating expenses for the salary of an employee of the homeless shelter.

***Describe whether the PJ will administer eligible activities directly:***

The City of Danville will allocate funds to the House of Hope who will oversee the expansion of the homeless shelter. The House of Hope will provide invoices for both the development of the non-congregate shelter as well as non-profit operating expenses for the salary of an employee. The City of Danville will administer the tenant-based rental assistance program.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Not applicable

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Template:**

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ 600,000.00		
Tenant Based Rental Assistance (TBRA)	\$ 340,000.00		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ 43,226.54	4.36 %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 7,440.46	.75 %	15%
<b>Total HOME ARP Allocation</b>	\$ 990,667.0		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or

attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

## **HOME-ARP Production Housing Goals**

### **Template**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The City of Danville will not produce any affordable rental units for qualifying populations. Tenant based rental assistance will allow for populations at risk of homelessness to remain in affordable housing units.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

Not applicable

## **Preferences**

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of

assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ’s HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

**Template:**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The City of Danville will give preference to one or more qualifying population or subpopulation within the qualifying population for Tenant Based Rental Assistance. These preferences will be adults accompanied by children and persons at risk of homelessness.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Due to the lack of beds available in the current non congregant homeless shelter, the City of Danville feels as if adults accompanied by children and personas at risk of homelessness would have the greatest benefit of tenant-based rental assistance.

## **Referral Methods**

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

4. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
5. the CE does not include all HOME-ARP qualifying populations; or,
6. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless,

etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

### **Template:**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

The City of Danville will use the coordinated entry process for tenant based rental assistance. Assistance will be given to approved applicants in the order in which applications are received and approved. The City will advertise and administer the program directly.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

All qualifying populations will be eligible for tenant based rental assistance but there will be a preference for populations at risk of homelessness.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

The City of Danville will combine the following factors when describing the method of prioritization:

- the extent to which people, especially youth and children, are unsheltered
- risk of continued homelessness

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Not applicable, the City of Danville will only use a CE process established by the CoC.

### **Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act,

section 504 of Rehabilitation Act, HUD’s Equal Access Rule, and the Americans with Disabilities Act, as applicable.

- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ’s HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

## **Template**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

The City of Danville will not limit eligibility for the NCS project to a particular qualifying population or specific subpopulation of a qualifying population.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ’s needs assessment and gap analysis:***

Not applicable

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ’s HOME-ARP projects or activities):***

Not Applicable

## HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***  
Not applicable
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***  
Not applicable
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***  
Not applicable
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***  
Not applicable
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***  
Not applicable
- ***Other requirements in the PJ's guidelines, if applicable:***  
Not applicable

## HOME-ARP Allocation Plan Template with Guidance

**Instructions:** All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Template:

***Describe the consultation process including methods used and dates of consultation:***

The City of Danville sent both an information letter about how HOME-ARP funding must be spent and the City of Danville’s plan for spending HOME-ARP funding. The City of Danville also contacted various organizations via email on their opinions of how each qualified population can be assisted and which qualified population had the greater need in the City of Danville.

*List the organizations consulted:*

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Felecia Watkins/ STEP Inc.	Continuum of Care	Email letter and Survey	"dollars allocated to his case managers, will be well worth it. Nationally, communities that use the housing model, financial support, and client-centered case management as their goal can help individuals and families remain in housing more successfully. With DFCD funding, the CoC-funded members can assist those affected by homelessness with rapid rehousing and targeted prevention funds. These funds allow supporting these on case management financially for a more extended period until they become more economically stable."
Jackie Rochford/ House of Hope	Homeless Shelter	Email letter and Survey	none
Jude Swanson/ House of Hope	Homeless Shelter	Email letter and Survey	none
Tommy Bennett/ Danville VA NAACP Chapter	Civil Rights Agency	Email letter and Survey	none
Larissa Deedrich/ Danville Redevelopment & Housing Authority	Housing Authority	Email letter and Survey	"It is terrific news that the City has taken an interest in providing resources for our homeless residents. While I think there is a great need for an expansion of the homeless shelter, and it will help immensely, I would like to offer the services of DRHA. As many of you know, we are already operating the Section 8 voucher program, and currently, we are leasing vouchers, and our clients are struggling to find homes that will accept the voucher. With the rental market in Danville booming, most landlords are not inclined to rent to Section 8 tenants. DRHA is currently working on purchasing homes, rehabbing homes, and even new construction to meet the long-term housing needs of our residents. I believe that this is an opportunity for us to all collaborate and work together to provide not only short-term supportive services to the homeless population but also serve their long-term needs as well."
Kimberly Walker/ Danville Redevelopment & Housing Authority, Center for Housing Education	HUD counselor and educator	Email letter and Survey	none
Nicole Crews/ Department of Veterans' Affairs	Veteran's Agency	Email letter and Survey	none
John Drawbond/ Department of Veterans' Affairs	Veteran's Agency	Email letter and Survey	none

Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.
Margie Walker/ Virginia Legal Aid Society	Fair Housing Agency/ Agency Assisting persons with disabilities	Email letter and Survey	none
Tammy Warren/ Haven of the Dan River Region	Domestic Violence Shelter	Email letter and Survey	none
Ashley Corbett/ Haven of the Dan River Region	Domestic Violence Shelter	Email letter and Survey	none
Jim Bebeau/ Danville-Pittsylvania Community Services	Agency representing persons with disabilities	Email letter and Survey	"As a provider of 24/7 Crisis Services (for mental health, substance abuse and developmental disabilities), there are often situations where someone showed up for crisis services (at DPCS locations or in the SOVAJ CR), but the only advice was housing. The homeless shelter wouldn't take them and no financial resources for a hotel created a real dilemma for the individual. Perhaps allowing limited use funds in these situations (with a requirement to participate in the housing counseling or obtain supportive housing services) would make a difference. The inevitable downside - People will test all the opportunities and show up expecting to get a hotel for the night without any real change in their lifestyle to prevent a recurring session"

**Summarize feedback received and results of upfront consultation with these entities:**

All that provided feedback acknowledged a need for housing especially those that may currently be homeless or facing homelessness. Education and supportive services were topics along with creating more affordable housing.

**Public Participation**

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

**Template:**

***Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

- ***Date(s) of public notice: 6/26/2022***
- ***Public comment period: start date - 6/27/2022 end date - 7/11/2022***
- ***Date(s) of public hearing: 6/28/2022***

***Describe the public participation process:***

The public comment period started 06/27/2022 and end 07/11/2022. During this time, the public was able to call, email, write to and speak to members of the Housing and Development Department about the intended plans for HOME-ARP funds. A public hearing was held on 06/28/2022 at 427 Patton St Room 202, Danville, VA 24541 from 11am until 1pm.

***Describe efforts to broaden public participation:***

The HOME-ARP allocation plan is published on the City of Danville's Housing and Development webpage, a copy of the allocation plan will be made available in the public library, Averett University library, Danville Police Department PEACE Center, Danville Police Department- Third Ave precinct.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

None received

***Summarize any comments or recommendations not accepted and state the reasons why:***

N/A

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps

Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

**Template:**

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

***Homeless as defined in 24 CFR 91.5***

The exact size of the current homeless population is currently unavailable. This data is unavailable from the census. According to the most recent count by the Piedmont Better Housing Coalition, there is an average of 25 homeless individuals in Danville and Pittsylvania County.

***At Risk of Homelessness as defined in 24 CFR 91.5***

Based on a 2013 point-in-time survey conducted on 174 adults and 107 accompanied children in the West Piedmont region, 49% of the homeless or at risk of homelessness population was facing eviction.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The exact size of the current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking population is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The exact size of other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability is currently unavailable. This data is unavailable from the census and is not currently tracked by the local continuum of care.

***Identify and consider the current resources available to assist qualifying populations, including congregated and non-congregated shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

- House of Hope – Non-Congregate shelter
- Haven of the Dan River Region – Domestic violence, sexual assault and sex trafficking non-congregate shelter

- Piney Ridge Apartments- Supportive Services permanent rental housing
- Upper Street Apartments- Veteran Housing
- Temporary Shelter, Danville Department of Social Services- provides up to a week hotel stay for families (at least one adult and one child) currently facing homelessness that have a plan of action in place to prevent homelessness after the week stay is complete.

***Describe the unmet housing and service needs of qualifying populations:***

***Homeless as defined in 24 CFR 91.5***

The current homeless shelter is only able to house 16 single individuals, no families or adults with children. Although the temporary shelter program is available through the Department of Social Services, it only provides emergency shelter for up to a week.

***At Risk of Homelessness as defined in 24 CFR 91.5***

There is no constantly funded tenant based rental assistance. The City of Danville used CDBG-CV funds for tenant based rental assistance to assist 1,207 individuals for a total of \$746,934.12 but has since expended all funds. Virginia Legal Aid Society provided tenant based rental assistance using funds provided through the Virginia Department of Housing and Community Development, but assistance ended in May of 2022.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Haven of the Dan River Region is the local shelter for current fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families. Males are housed at a separate location from females, but the shelter is only able to house 8 individuals.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

According to the City of Danville's Eviction Data Analysis prepared under the Virginia Eviction Reduction Planning Grant, there are no other populations requiring services or housing assistance to prevent homelessness or other populations at greatest risk of housing instability.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

The current homeless shelter, House of Hope is only able to house 16 single individuals, no families or adults with children. The Danville Redevelopment and Housing Authority is facing a housing shortage for recipients of their housing choice vouchers. Currently, they are purchasing properties and homes and building homes or rehabbing current homes on the property.

*Under Section IV.A.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:*

Not applicable

***Identify priority needs for qualifying populations:***

All qualifying populations currently do not have enough emergency shelter and those at risk of homelessness do not have options for assistance to avoid homelessness. Therefore, the City of Danville decided that it was best to expand the current non-congregate homeless shelter and provide tenant based rental assistance.

***Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The City of Danville was able to use data provided by an Eviction Data Analysis for the City conducted under the Virginia Eviction Reduction Planning Grant, the US Census, West Piedmont Planning District Commission and the Piedmont Better Housing Coalition. The City also conducted a survey and provided an information letter to various entities in the community to receive their input as well as their suggestions and comments on needs for qualifying populations.

## **HOME-ARP Activities**

**Template:**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

The City Manager, Deputy City Manager, Director of Community Development along with various community leaders met to discuss HOME-ARP funds and potential uses. The City of Danville’s Department of Community Development was made aware of the shortage of available beds/units for the current homeless population. Also, there is no housing available for homeless families (with children) or women unless they are fleeing domestic violence/assault or sex crimes/trafficking. It was decided that most of the funds would be used to expand the current homeless shelter, other funds would be used for tenant-based rental assistance to prevent homelessness and target those at risk of homelessness. Lastly, we will use funds for non-profit operating expenses for the salary of an employee of the homeless shelter.

***Describe whether the PJ will administer eligible activities directly:***

The City of Danville will allocate funds to the House of Hope who will oversee the expansion of the homeless shelter. The House of Hope will provide invoices for both the development of the

non-congregate shelter as well as non-profit operating expenses for the salary of an employee. The City of Danville will administer the tenant-based rental assistance program.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Not applicable

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Template:**

**Use of HOME-ARP Funding**

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ 600,000.00		
Tenant Based Rental Assistance (TBRA)	\$ 340,000.00		
Development of Affordable Rental Housing	\$ #		
Non-Profit Operating	\$ 43,226.54	4.36 %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 7,440.46	.75 %	1.5%
<b>Total HOME-ARP Allocation</b>	<b>\$ 990,667.0</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The City of Danville believes by expanding the current homeless shelter that it will be able to assist all qualified populations. The expansion will allow for a space for currently fleeing, or

attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking individuals or families, veterans, those currently facing homelessness and those at risk of homelessness. Tenant based rental assistance will assist those at risk of becoming homeless.

## **HOME-ARP Production Housing Goals**

### **Template**

*Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:*

The City of Danville will not produce any affordable rental units for qualifying populations. Tenant based rental assistance will allow for populations at risk of homelessness to remain in affordable housing units.

*Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:*

Not applicable

### **Preferences**

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A preference permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section LC.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

"Prioritization. In the context of the coordinated entry process, HUD uses the term "Prioritization" to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards

that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.**

For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population **if the limitation or preference is described in the PJ's HOME-ARP allocation plan**. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

**Template:**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

The City of Danville will give preference to one or more qualifying population or subpopulation within the qualifying population for Tenant Based Rental Assistance. These preferences will be adults accompanied by children and persons at risk of homelessness.

*If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:*

Due to the lack of beds available in the current non-congregant homeless shelter, the City of Danville feels as if adults accompanied by children and persons at risk of homelessness would have the greatest benefit of tenant-based rental assistance.

#### **Referral Methods**

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page 10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE.

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page 10).

#### **Template:**

**Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):**  
The City of Danville will use the coordinated entry process for tenant based rental assistance. Assistance will be given to approved applicants in the order in which applications are received and approved. The City will advertise and administer the program directly.

**If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):**  
All qualifying populations will be eligible for tenant based rental assistance but there will be a preference for populations at risk of homelessness.

**If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):**  
The City of Danville will combine the following factors when describing the method of prioritization:

- the extent to which people, especially youth and children, are unsheltered
- risk of continued homelessness

**If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):**  
Not applicable, the City of Danville will only use a CE process established by the CoC.

#### **Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap

identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.

- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

### **Template**

*Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:*

The City of Danville will not limit eligibility for the NCS project to a particular qualifying population or specific subpopulation of a qualifying population.

*If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:*

Not applicable

*If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):*

Not Applicable

### **HOME-ARP Refinancing Guidelines**

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*  
Not applicable
- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*  
Not applicable
- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*  
Not applicable
- *Specify the required compliance period, whether it is the minimum 15 years or longer.*  
Not applicable
- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*  
Not applicable
- *Other requirements in the PJ's guidelines, if applicable:*  
Not applicable