

Inspections

Fiscal Year 2026 Operating Budget

Description

The Community Development Department's Inspections Division is responsible for administering the Virginia Uniform Statewide Building and Maintenance Code. As part of the City's "Building Blocks" Program, the Inspections Division also oversees the administration of the Rental Housing Inspection Program (RHIP). The specific tasks of the Division on a daily basis include doing plan reviews and issuing various construction permits such as: building, electrical, mechanical, plumbing, amusement device, and sign permits. In addition to issuing such permits, the inspectors perform inspections on work completed during the construction process. The Maintenance Code/RHIP process involves inspecting existing properties to verify their compliance with Virginia Uniform Statewide Building and Maintenance Codes and City Ordinances.

Revenues/Expenditures

ACTUAL		ADOPTED BUDGET		PROPOSED BUDGET	
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)
Revenues					
Licenses, Permits, Privilege Fee	\$437,523	\$563,138	\$422,680	\$451,880	\$29,200
Charges for Services	\$8,032	\$14,785	–	–	\$0
Recovered Cost	\$14,281	(\$1,218)	–	–	\$0
REVENUES TOTAL	\$459,836	\$576,705	\$422,680	\$451,880	\$29,200
Expenses					
Personnel Services	\$603,506	\$711,177	\$881,467	\$933,170	\$51,703
Employee Benefits	\$64,980	\$78,708	\$101,829	\$113,570	\$11,741
Purchased Services	\$32,843	\$26,965	\$48,900	\$50,380	\$1,480
Internal Service	\$104,681	\$94,691	\$123,860	\$125,780	\$1,920
Other Operating Expense	\$408,865	\$311,091	\$418,200	\$407,260	(\$10,940)
Capital Expenses	\$455	\$977	\$9,000	\$51,990	\$42,990
EXPENSES TOTAL	\$1,215,329	\$1,223,609	\$1,583,256	\$1,682,150	\$98,894
Net Cost to City	\$755,493	\$646,904	\$1,160,576	\$1,230,270	

Personnel

Position Title	FY2023	FY2024	FY2025	FY2026
FTEs				
BUILDING INSPECTOR	2	2	2	2
DIVISION DIR OF INSPECTIONS	1	1	1	1
ELECTRICAL INSPECTOR	2	2	2	2
INSPECTIONS SUPERVISOR	1	1	1	1
MECHANICAL INSPECTOR	1	1	1	1
PERMIT TECHNICIAN	1	1	1	1
PLANS EXAMINER	0	0	0	1
PLUMBING/CROSS CNCTN INSPECTOR	0.5	0.5	0.5	0.5
PROP MAINT CODE SUPERVISOR	1	1	1	1
PROPERTY MAINTENANCE INSPECTOR	4	6	6	6
FTEs	13.5	15.5	15.5	16.5

Director of Community Development

Fiscal Year 2026 Operating Budget

Description

The Community Development Department for the City of Danville includes the Office of the Department Director, Planning Division, Inspections Division, Housing and Development Division and programs and projects related to Community and Economic Development. The Office of the Director is responsible for the operations of the Department that include the Neighborhood Revitalization/Building Blocks Program, Development Assistance/Commercial Development Review, Code Enforcement (Zoning and Building), Virginia Maintenance Code Enforcement, Economic Development Support, Rental Inspection Program, CDBG Entitlement Program, Home Entitlement Program, Comprehensive Plan Development, and update Capital Project Coordination and Grantsmanship.

Revenues/Expenditures

	ACTUAL	ADOPTED BUDGET	PROPOSED BUDGET		
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)
Expenses					
Personnel Services	\$175,948	\$193,009	\$204,918	\$222,160	\$17,242
Employee Benefits	\$19,372	\$22,638	\$25,311	\$29,120	\$3,809
Purchased Services	\$21,578	\$7,098	\$60,700	\$60,700	\$0
Internal Service	\$3,128	\$3,764	\$4,100	\$5,250	\$1,150
Other Operating Expense	\$19,150	\$23,004	\$23,640	\$27,980	\$4,340
Capital Expenses	\$1,324	\$1,821	–	\$2,400	\$2,400
EXPENSES TOTAL	\$240,501	\$251,334	\$318,669	\$347,610	\$28,941
Net Cost to City	\$240,501	\$251,334	\$318,669	\$347,610	

Personnel

Position Title	FY2023	FY2024	FY2025	FY2026
FTEs				
ACCOUNTANT II	0.4	0.4	0.3	0.3
DIRECTOR OF COMMUNITY DEV	1	1	0.9	0.93
SENIOR SECRETARY	1	1	1	1
FTEs	2.4	2.4	2.2	2.23

Housing & Development Project Support

Fiscal Year 2026 Operating Budget

Description

The Housing & Development program fund is used to support efforts to promote the rehabilitation of properties that are not subject to other blight funding.

Revenues/Expenditures

	ACTUAL		ADOPTED BUDGET		PROPOSED BUDGET		Increase/ (Decrease)
	FY2023	FY2024	FY2025	FY2026			
Expenses							
Personnel Services	–	\$90,511	\$95,526	\$129,830			\$34,304
Employee Benefits	–	\$9,059	\$9,791	\$13,870			\$4,079
Purchased Services	\$3,282	\$12,621	\$25,000	\$25,000			\$0
Internal Service	\$30	\$0	\$8,770	\$8,290			(\$480)
Other Operating Expense	\$740	\$2,181	\$6,630	\$9,580			\$2,950
Capital Expenses	–	–	–	\$5,690			\$5,690
EXPENSES TOTAL	\$4,052	\$114,372	\$145,718	\$192,260			\$46,542
Net Cost to City	\$4,052	\$114,372	\$145,718	\$192,260			–

Personnel

Position Title	FY2025	FY2026
FTEs		
HOUSING DEVELOPMENT DIV DIR	1	1
HOUSING GRANT COORDINATOR	0	1
FTES	1	2

Blight Administration

Fiscal Year 2026 Operating Budget

Description

This funding is used to purchase services needed for Comprehensive Blight removal. Items such as advertising, title research, and other costs associated with blighted properties comes from this account.

Revenues/Expenditures

	ACTUAL		ADOPTED BUDGET		PROPOSED BUDGET	
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)	
Expenses						
Purchased Services	\$55,467	\$19,245	\$75,000	\$75,000	\$0	
Other Operating Expense	–	\$438	\$500	\$0	(\$500)	
EXPENSES TOTAL	\$55,467	\$19,683	\$75,500	\$75,000	(\$500)	
Net Cost to City	\$55,467	\$19,683	\$75,500	\$75,000	–	

Clean-up/Fix-up Program

Fiscal Year 2026 Operating Budget

Description

This is the annual Make Danville Shine program held in the month of May that promotes City residents to clean-up/fix-up their properties to try to improve the appearance of houses. Items are provided to residents and neighborhoods to clean properties, paint, plant, etc.

Revenues/Expenditures

	ACTUAL	ADOPTED BUDGET	PROPOSED BUDGET		
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)
Expenses					
Purchased Services	\$22,491	\$43,365	\$50,000	\$50,000	\$0
Other Operating Expense	\$14,556	\$13,232	–	–	\$0
EXPENSES TOTAL	\$37,047	\$56,597	\$50,000	\$50,000	\$0
Net Cost to City	\$37,047	\$56,597	\$50,000	\$50,000	–

Planning Office

Fiscal Year 2026 Operating Budget

Description

The Planning Office is a division of the Community Development Department and is responsible for coordinating the City of Danville's current and long-range planning activities. The Planning Office is responsible for coordinating Zoning Code administration, local enactment and enforcement of community and statewide development regulations, informing prospective developers and builders about development review regulation and processes, consulting with other City agencies concerning the Zoning Code. The Office also is charged with coordinating and executing planning studies, and providing staff support and planning recommendations to the City Manager, Planning Commission, City Council, Board of Zoning Appeals, Commission of Architectural Review, River District Design Commission and the citizens of Danville.

Revenues/Expenditures

	ACTUAL	ADOPTED BUDGET	PROPOSED BUDGET	
	FY2023	FY2024	FY2025	FY2026 Increase/ (Decrease)
Revenues				
Licenses, Permits, Privilege Fee	\$4,997	\$5,771	\$17,700	\$16,630 (\$1,070)
REVENUES TOTAL	\$4,997	\$5,771	\$17,700	\$16,630 (\$1,070)
Expenses				
Personnel Services	\$140,762	\$213,102	\$324,218	\$299,420 (\$24,798)
Employee Benefits	\$13,951	\$22,239	\$34,524	\$33,550 (\$974)
Purchased Services	\$59,427	\$5,880	\$5,250	\$7,500 \$2,250
Internal Service	\$13,688	\$13,194	\$15,040	\$17,870 \$2,830
Other Operating Expense	\$6,123	\$6,231	\$17,910	\$20,730 \$2,820
Capital Expenses	\$688	\$2,082	\$3,000	\$5,400 \$2,400
EXPENSES TOTAL	\$234,638	\$262,728	\$399,942	\$384,470 (\$15,472)
Net Cost to City	\$229,641	\$256,957	\$382,242	\$367,840

Personnel

Position Title	FY2023	FY2024	FY2025	FY2026
FTEs				
ASSOCIATE PLANNER	1	1	1	1
DIVISION DIRECTOR OF PLANNING	1	1	1	1
PLANNING TECHNICIAN	1	1	1	2
SENIOR PLANNER	0	1	1	0
SHORT TERM RENTAL TECHNICIAN	0	0	1	1
FTEs	3	4	5	5

Planning Commission

Fiscal Year 2026 Operating Budget

Description

The City Planning Commission is comprised of seven members appointed by the City Council. The major responsibilities of the Commission are to advise City Council on growth and development issues, make recommendation to the City Council on rezoning, special use permit applications, and subdivision plats, and to review and make recommendations to the City Council on amendments to the Zoning Code and the Comprehensive Plan.

Revenues/Expenditures

	ACTUAL		ADOPTED BUDGET		PROPOSED BUDGET	
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)	
Revenues						
Licenses, Permits, Privilege Fee	\$11,700	\$44,212	\$26,400	\$24,000	(\$2,400)	
REVENUES TOTAL	\$11,700	\$44,212	\$26,400	\$24,000	(\$2,400)	
Expenses						
Purchased Services	\$2,478	\$9,434	\$6,500	\$6,500	\$0	
Internal Service	\$11	\$60	\$400	\$400	\$0	
Other Operating Expense	\$3,395	\$8,001	\$8,000	\$11,990	\$3,990	
EXPENSES TOTAL	\$5,883	\$17,494	\$14,900	\$18,890	\$3,990	
Net Cost to City	(\$5,817)	(\$26,718)	(\$11,500)	(\$5,110)		

Zoning Board

Fiscal Year 2026 Operating Budget

Description

The Board of Zoning Appeals is a seven-member Court appointed body that hears and rules on appeals of the Zoning Administrator's decision, applications for variances from the Zoning Code, and applications for interpretations of the zoning district maps.

Revenues/Expenditures

	ACTUAL		ADOPTED BUDGET	PROPOSED BUDGET	
	FY2023	FY2024	FY2025	FY2026	Increase/ (Decrease)
Revenues					
Licenses, Permits, Privilege Fee	\$1,442	\$5,634	\$35,280	\$15,000	(\$20,280)
REVENUES TOTAL	\$1,442	\$5,634	\$35,280	\$15,000	(\$20,280)
Expenses					
Personnel Services	\$405	\$870	\$8,400	\$8,400	\$0
Employee Benefits	\$31	\$67	–	–	\$0
Purchased Services	\$258	\$10,295	\$12,250	\$6,250	(\$6,000)
Internal Service	–	\$14	\$150	\$150	\$0
Other Operating Expense	\$160	\$2,960	\$3,550	\$3,550	\$0
EXPENSES TOTAL	\$854	\$14,206	\$24,350	\$18,350	(\$6,000)
Net Cost to City	(\$588)	\$8,572	(\$10,930)	\$3,350	–

Community Development

FY 2026 Five-Year Capital & Special Projects Plan

Capital and Special Projects - FY 2026-2030

CAPITAL & SPECIAL PROJECT PLAN						5 YR TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030	
Department / Project						
60806 - Comprehensive Blight Removal	\$500,000	\$1,250,000	\$650,000	\$500,000	\$500,000	\$3,400,000
62016 - Winslow Hospital Historic Preservation	\$0	\$2,000,000	\$500,000	\$0	\$0	\$2,500,000
62017 - High St Historic Preservation	\$0	\$2,500,000	\$500,000	\$0	\$0	\$3,000,000
62018 - Neighborhood Planning Fund	\$50,000	\$0	\$0	\$0	\$0	\$50,000
62019 - Welcome Home RDA Grant Program	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
62020 - Welcome Home DPA Grant Program	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
62027 - Home Emergency Repairs Grant Program	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
62028 - First-time Homebuyers Fix-up Fund	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
COMMUNITY DEVELOPMENT TOTAL	\$1,950,000	\$7,150,000	\$3,050,000	\$1,900,000	\$1,900,000	\$15,950,000
DEPARTMENT / PROJECT TOTAL	\$1,950,000	\$7,150,000	\$3,050,000	\$1,900,000	\$1,900,000	\$15,950,000

Funding Sources - FY 2026

	CURRENT REVENUES	FUND BALANCE	DEBT FINANCING	GRANTS/CIA	OTHER	TOTAL
Department / Project						
60806 - Comprehensive Blight Removal	\$500,000	-	-	-	\$0	\$500,000
62018 - Neighborhood Planning Fund	\$50,000	-	\$0	-	\$0	\$50,000
62019 - Welcome Home RDA Grant Program	\$250,000	-	-	-	\$0	\$250,000
62020 - Welcome Home DPA Grant Program	\$500,000	-	-	-	\$0	\$500,000
62027 - Home Emergency Repairs Grant Program	\$500,000	-	-	-	\$0	\$500,000
62028 - First-time Homebuyers Fix-up Fund	\$150,000	-	-	-	\$0	\$150,000
COMMUNITY DEVELOPMENT TOTAL	\$1,950,000	\$0	\$0	-	\$0	\$1,950,000
DEPARTMENT / PROJECT TOTAL	\$1,950,000	\$0	\$0	-	\$0	\$1,950,000

Comprehensive Blight Removal

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Comprehensive Blight Removal
Project Number: 60806

Department: Community Development
Division: Housing

Classification: Existing Non-Capital Project
Capital Priority: Beneficial

Estimated Start Date: 07/01/2025
Estimated Completion Date: 06/30/2035

Comprehensive Plan Alignment Score: 0

Total Project Cost: \$3,400,000

Description:

This project continues the City's efforts to improve housing and eliminate blight by implementing the strategies recommended in the comprehensive housing study conducted by CZB in 2014. It includes funds for demolition of valueless property, stabilization of important historically significant properties, enhanced code enforcement, establishment of a non-profit community development entity, establishment of a loan loss reserve fund, and redevelopment of the Five Forks commercial area.

Project Progress/Status:

FY2019 Demolished 50 derelict and unsafe structures
FY2020 Demolished 50 derelict and unsafe structures
FY2021 Demolished 50 derelict and unsafe structures
FY2022 Demolished 50 derelict and unsafe structures
FY2023 Demolished 50 derelict and unsafe structures
FY2024 Demolished 50 derelict and unsafe structures
FY2025 Demolish up to 50 derelict and unsafe structures

Operating Budget Impact:

No additional impact on operating costs is anticipated.

Return on Investment:

Removing blight increases property values, leading to higher real estate tax revenues and attracting both private and public investment, which stimulates economic growth and neighborhood revitalization. It also reduces public safety costs by lowering crime and fire risks associated with abandoned properties. Additionally, the project strengthens the local economy by creating opportunities for new businesses and affordable housing development. By preventing further deterioration, it helps protect the city's long-term infrastructure and housing stock, ensuring sustainable growth and stability.

Public Benefit/Community Impact:

The City's 2014 Comprehensive Housing Market analysis demonstrated that much is needed to be done in order to make Danville a community of choice for individuals and families locating to our area. The City of Danville is experiencing four issues that impact the quality of housing and each requires attention to make any

kind of significant improvement: excess supply, geographic isolation from larger markets, declining incomes and a large inventory of unappealing housing stocks. The CZB housing study made several recommendations to improve the market conditions and reverse the trend that is creating blight and further devaluation of properties. If nothing is done to reverse the trend, the City's housing market will continue to decline and affect every neighborhood. The strategies recommended in the plan are proven and documented by industry professionals to have a positive impact on the communities where implemented.

Comments:

Funding Sources:

CAPITAL & SPECIAL PROJECTS					TOTAL	
	FY2026	FY2027	FY2028	FY2029	FY2030	
Revenues						
Casino Revenue	\$500,000	\$0	\$0	\$0	\$0	\$500,000
To Be Determined	\$0	\$1,250,000	\$650,000	\$500,000	\$500,000	\$2,900,000
REVENUES TOTAL	\$500,000	\$1,250,000	\$650,000	\$500,000	\$500,000	\$3,400,000

Planned Activities by Fiscal Year:

- FY2026 Demolition of up to 50 houses and unsafe structures.
- FY2027 Demolition of up to 50 houses and unsafe structures.
- FY2028 Demolition of up to 50 houses and unsafe structures.
- FY2029 Demolition of up to 30 houses and unsafe structures.
- FY2029 Demolition of up to 30 houses and unsafe structures.

Winslow Hospital Historic Preservation

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Winslow Hospital Historic Preservation
Project Number: 62016

Department: Community Development
Division: Planning

Classification: New Capital Project
Capital Priority: Strategically Important

Estimated Start Date: 07/01/2025
Estimated Completion Date: 12/30/2028

Comprehensive Plan Alignment Score: 83

Total Project Cost: \$2,500,000

Description:

Winslow Hospital, 709 Betts Street, was placed into the landbank agreement between the City of Danville and the Danville Redevelopment Housing Authority in January 2025. The structure was placed within this agreement with the understanding that the City of Danville would be responsible for stabilization and renovation. The funds requested during the fiscal 2025-2026 budget cycle will be used to stabilize the structure, document its amazing history, fabricate and install a historic highway marker, remove hazardous materials, and complete architecture and engineering reports. All items will be completed with neighborhood involvement. The fiscal year 2026-2028 budget will contain funds to renovate the structure and develop the grounds.

Project Progress/Status:

As of January 2025, 709 Betts Street will be placed in the landbank trust between the City of Danville and the Danville Redevelopment Housing Authority. It is the desire of the community, as noted in the Almagro Neighborhood Action Plan, to renovate and repurpose this structure in a manner that benefits the community and celebrates its history. All actions will be carefully pursued with community input and consideration.

Operating Budget Impact:

There is no impact on the operating budget. Existing staff will be used to manage the stabilization and renovation of the Winslow Hospital.

Return on Investment:

This project will not have a monetary ROI until fiscal year 2027-2028. During this time, it is anticipated that the structure will be utilized in full capacity. This may include housing, adult and child care/training, community space, recreation; it is unclear until we receive the architecture and engineering reports.

Budget year 2025-2026 will not have a monetary ROI. The ROI will be the stabilization and documentation of a significant historic structure.

Budget year 2026-2027 will not have a monetary ROI. The ROI will be renovation of the structure and grounds.

Budget Years 2025-2027 will see the following ROI

- Stabilization of a Winslow Hospital
- Documentation of Winslow Hospital
- Collaboration development between Almagro community and the City of Danville
- Trust building between the City of Danville and the Almagro community
- Implementation of the Almagro Neighborhood Action Plan

Public Benefit/Community Impact:

709 Betts Street, Winslow Hospital, is a designated historic landmark by the Virginia Department of Historic Resources. The structure has been vacant for many years and is a pillar in the Almagro community. The community desires to see the property utilized again in a manner that brings pride with economic development and opportunity to their community.

The renovation and development of this structure, with the community as our partners, will build lasting relationships and growth for the Almagro community.

Comments:

Funding Sources:

	CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030	
Revenues						
To Be Determined	\$0	\$2,000,000	\$500,000	\$0	\$0	\$2,500,000
REVENUES TOTAL	\$0	\$2,000,000	\$500,000	\$0	\$0	\$2,500,000

Planned Activities by Fiscal Year:

2025-2026:

- Community meetings
- stabilize the structure,
- document history,
- fabricate and install a historic highway marker,
- remove hazardous materials, and
- complete architecture and engineering reports
- grounds maintenance

2026-2027:

- community meetings
- renovate structure
- develop grounds and maintenance

2027-2028:

- community meetings
 - renovate structure and grounds
 - maintenance
-

High Street Historic Preservation

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: High Street Historic Preservation
Project Number: 62017

Department: Community Development
Division: Planning

Classification: New Capital Project
Capital Priority: Beneficial

Estimated Start Date: 12/30/2025
Estimated Completion Date: 12/30/2028

Comprehensive Plan Alignment Score: 50

Total Project Cost: \$3,000,000

Description:

It is anticipated that the historic African American YMCA, 657 High Street, will be placed into the landbank agreement between the City of Danville and the Danville Redevelopment Housing Authority in 2025. The structure was placed within this agreement with the understanding that the City of Danville would be responsible for stabilization and renovation. The funds requested during the fiscal 2025-2026 budget cycle will be used to stabilize the structure, document its history, remove hazardous materials, and complete architecture and engineering reports. The fiscal year 2026-2027 budget will contain funds to renovate the structure and develop the grounds.

Project Progress/Status:

The current owners of 657 High Street inherited the property from their father. The property has several liens against the property. The Community Development Department has met with the owners to discuss opportunities to satisfy the outstanding liens for the transfer of property ownership.

Operating Budget Impact:

Existing staff will be used to manage the stabilization and renovation of the Winslow Hospital.

Return on Investment:

This project will not have a monetary ROI until fiscal year 2027-2028. During this time, it is anticipated that the structure will be utilized in full capacity. This may include housing, adult and childcare/training, restaurant, or commercial space; it is unclear until we receive the architecture and engineering reports.

Budget year 2025-2026 will not have a monetary ROI. The ROI will be the stabilization and documentation of a significant historic structure.

Budget year 2026-2027 will not have a monetary ROI. The ROI will be renovation of the structure.

Public Benefit/Community Impact:

657 High Street is a dilapidated historic structure located in the Mechanicsville Historic District. The structure has been vacant for many years; once playing a significant role in the development and culture of our city. Creating a project of stabilization, redevelopment and repurpose gives new life to a structure that was once a place of joy and recreation.

Comments:

Funding Sources:

	CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030	
Revenues						
To Be Determined	\$0	\$2,500,000	\$500,000	\$0	\$0	\$3,000,000
REVENUES TOTAL	\$0	\$2,500,000	\$500,000	\$0	\$0	\$3,000,000

Planned Activities by Fiscal Year:

2025-2026

- stabilize structure
- document history
- remove hazardous material
- complete architectural and engineering reports

2026-2027

- community meetings
- renovate structure

2027-2028

- renovate structure
- maintenance

Neighborhood Planning Fund

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Neighborhood Planning Fund
Project Number: 62018

Department: Community Development
Division: Planning

Classification: New Capital Project
Capital Priority: Beneficial

Estimated Start Date: 07/01/2025
Estimated Completion Date: 10/06/2026

Comprehensive Plan Alignment Score: 71

Total Project Cost: \$50,000

Description:

Appendix 4 of the Comprehensive Plan titled "Neighborhood Action Plan Toolkit" details the importance and the steps necessary to create a Neighborhood Action Plan (NAP). The goal of this project is to fund a consultant to assist with the creation of at least two (2) community Neighborhood Action Plans per year. The neighborhoods to participate will be chosen through an annual application process. It is estimated that the creation of a Neighborhood Action Plan will cost between \$10,000 and \$15,000 each. The cost will vary based on the consultant fees and the amount of community meetings necessary.

The funds will also be used to implement items noted within the Neighborhood Action Plan. For example, the NAP may identify the need for landscaping around a community sign, a desire for an annual picnic or a new piece of playground equipment. Through an annual application process, these items could be funded.

Project Progress/Status:

Appendix 4 of the Comprehensive Plan titled "Neighborhood Action Plan Toolkit" is complete and ready for implementation. The Comprehensive Plan was adopted on December 3, 2024, and is effective January 1, 2025. The first Neighborhood Action Plan, the Almagro Neighborhood Action Plan, was completed as part of the PLANDanville process.

Operating Budget Impact:

The proposed position of Long Range and Neighborhood Planner, proposed for the 2025-2026 fiscal year, will be the responsible party for this project. The goal of this position is to ensure implementation of the Comprehensive Plan and each of its appendix plans.

Return on Investment:

There is no monetary return on investment for this project. The ROI for this project is:

- An increase in community leadership. Leaders will emerge as meetings to discuss the NAP continue. These leaders will have the tools to be successful in their community and may receive the motivation to be leaders in the city through non-profit involvement, city employment or an elected office.
- Improved quality of life. Communities that have completed a NAP will see physical improvements as well as improvements to the way they live their daily lives. These may be from upgraded playground equipment, beautiful landscape projects or increased sense of belonging.
- Safer neighborhoods. As a collective, members of the neighborhood will work to create a safe and equitable community where neighbors know one another and can support each other.
- Build trust. Trust will be built between the City of Danville and residents as we work together to create and implement NAPs throughout the City. We will learn who lives in the areas and they will learn who to contact when a need arises.

Public Benefit/Community Impact:

The public benefit and community impact for this project will be recognized almost instantly and for years to come for the communities that take advantage of this program. The program will establish leaders, areas of need, community desires and implementation strategies to improve and develop each community.

Comments:

Funding Sources:

CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030
Revenues					
Casino Revenue	\$50,000	\$0	\$0	\$0	\$0
REVENUES TOTAL	\$50,000	\$0	\$0	\$0	\$0

Planned Activities by Fiscal Year:

Fiscal Year 2025-2026 will consist of education to the general public to let them know the program exists and the benefits that it can have. It is anticipated that three to four NAPs will be funded the first year and only a few projects because very few neighborhoods have established groups and documented plans.

Welcome Home RDA Grant Program

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Welcome Home RDA Grant Program
Project Number: 62019

Department: Community Development
Division: Housing

Classification: New Non-Capital Project
Capital Priority: Beneficial

Estimated Start Date: 07/01/2025
Estimated Completion Date: 06/30/2030

Comprehensive Plan Alignment Score: 8

Total Project Cost: \$1,250,000

Description:

The Community Development Department for the City of Danville includes the Office of the Department Director, Planning Division, Inspections Division, Housing and Development Division and programs and projects related to Community and Economic Development. The Office of the Director is responsible for the operations of the Department that include the Neighborhood Revitalization/Building Blocks Program, Development Assistance/Commercial Development Review, Code Enforcement (Zoning and Building), Virginia Maintenance Code Enforcement, Economic Development Support, Rental Inspection Program, CDBG Entitlement Program, Home Entitlement Program, Comprehensive Plan Development, and update Capital Project Coordination and Grantsmanship.

The Housing & Development Division implements the HUD Entitlement programs (CDBG and HOME) through homeowner rehabilitation projects and supporting Danville-Pittsylvania Habitat for Humanity (Community Housing Development Organization CHDO) and subrecipients such as the Boys and Girls Club, Big Brothers Big Sisters, Head Start, Legal Aid, Danville Church and Tutorial, the House of Hope, and Danville Speech & Hearing. The Housing & Development Division works with Fair Housing issues and runs Make Danville Shine. In 2024, the H&D Division oversaw the Southern Virginia Housing Summit.

Project Progress/Status:

This is a brand-new program, but an application and instructions have been developed. City Council adopted this program in June 2023.

Operating Budget Impact:

The proposed operating budget is to allow \$250,000 per year for rental deposit assistance grants and program fees. Due to the amount of time needed to correspond with the applicant and property manager and the documentation collection, it's recommended to hire a person to administer the Down-payment Assistance Grant Program and Rental Deposit Assistance Programs. Applicants are able to apply for up to \$500 for rental deposit assistance.

Return on Investment:

Successful applicants would be able to move up to a new home that is new construction or an existing rental unit in Danville. DRHA representatives who administer the DPA program for those earning 80% and below the Area Median Income (AMI) stated that this program could be very helpful to those who are able to pay the monthly rent but need an extra boost to pay the rental deposit fee to be able to choose their better home. Grantees are able to move out of existing rental homes and that would help others be able to relocate to their better homes. The City is in need of rental units, and this tool can help boost new development as an incentive to share with developers that could encourage them to move forward with projects.

Public Benefit/Community Impact:

Danville is in need of more housing, and this program is a tool to incentivize new construction and moving up or downsizing to free up rental inventory.

Comments:

Funding Sources:

CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030
Revenues					
Casino Revenue	\$250,000	\$0	\$0	\$0	\$0
To Be Determined	\$0	\$250,000	\$250,000	\$250,000	\$250,000
REVENUES TOTAL	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000

Planned Activities by Fiscal Year:

Work with developers and property owners/managers to promote the program

Hire an employee to operate and run the program

Add information to our Housing Navigator

Work with applicants once they are approved for the program and work with realtors, attorneys offices, financial institutions and clients to process applications as each step is met until funds run out the program year ends

Welcome Home DPA Grant Program

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Welcome Home DPA Grant Program
Project Number: 62020

Department: Community Development
Division: Housing

Classification: New Non-Capital Project
Capital Priority: Beneficial

Estimated Start Date: 07/01/2025
Estimated Completion Date: 06/30/2030

Comprehensive Plan Alignment Score: 8

Total Project Cost: \$2,500,000

Description:

The Community Development Department for the City of Danville includes the Office of the Department Director, Planning Division, Inspections Division, Housing and Development Division and programs and projects related to Community and Economic Development. The Office of the Director is responsible for the operations of the Department that include the Neighborhood Revitalization/Building Blocks Program, Development Assistance/Commercial Development Review, Code Enforcement (Zoning and Building), Virginia Maintenance Code Enforcement, Economic Development Support, Rental Inspection Program, CDBG Entitlement Program, Home Entitlement Program, Comprehensive Plan Development, and update Capital Project Coordination and Grantsmanship.

The Housing & Development Division implements the HUD Entitlement programs (CDBG and HOME) through homeowner rehabilitation projects and supporting Danville-Pittsylvania Habitat for Humanity (Community Housing Development Organization CHDO) and subrecipients such as the Boys and Girls Club, Big Brothers Big Sisters, Head Start, Legal Aid, Danville Church and Tutorial, the House of Hope, and Danville Speech & Hearing. The Housing & Development Division works with Fair Housing issues and runs Make Danville Shine. In 2024, the H&D Division oversaw the Southern Virginia Housing Summit.

Project Progress/Status:

This is a brand-new program, but an application, instructions, and checklist have been developed. City Council adopted this program in June 2023.

Operating Budget Impact:

The proposed operating budget is to allow \$500,000 per year for forgivable loans and program fees, such as legal fees. Due to the amount of time needed to correspond with the applicant, realtor, financial institution, property manager (for rent), and attorney's office, and the documentation collection, it's recommended to hire a person to administer the Down-payment Assistance Grant Program and Rental Deposit Assistance Programs.

Return on Investment:

Successful applicants would be able to move up to a new home that is new construction or an existing home in Danville. Representatives from real estate companies and financial institutions mentioned that a program like this could enable a person to afford a home that they otherwise would not be able to afford. Real estate taxes, community engagement, stronger neighborhoods from being owner-occupied, and community investment are returns on investment. If people can move out of rental units to purchase homes, that will increase the number of existing rental units for those searching for a home. The City is in need of new single-family homes, and this tool can help boost new development as an incentive to share with developers that could encourage them to move forward with projects.

Public Benefit/Community Impact:

Owner-occupied homes are great for a neighborhood to add stability, value, and investment to an area. Homeownership provides generational wealth, which strengthens families and their children and grandchildren.

Comments:

Funding Sources:

CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030
Revenues					
Casino Revenue	\$500,000	\$0	\$0	\$0	\$0
To Be Determined	\$0	\$500,000	\$500,000	\$500,000	\$500,000
REVENUES TOTAL	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

Planned Activities by Fiscal Year:

Work with realtors and financial organizations to promote the program

Hire an employee to operate and run the program

Add information to our Housing Navigator

Work with applicants once they are approved for the program and work with realtors, attorneys offices, financial institutions and clients to process applications as each step is met until funds run out the program year ends

Home Emergency Repairs Grant Program

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: Home Emergency Repairs Grant Program

Project Number: 62027

Department: Community Development

Division: Housing

Classification: New Non-Capital Project
Capital Priority: Beneficial

Estimated Start Date: 09/01/2025
Estimated Completion Date: 09/30/2029

Comprehensive Plan Alignment Score: 13

Total Project Cost: \$2,500,000

Description:

The Community Development Department for the City of Danville includes the Office of the Department Director, Planning Division, Inspections Division, Housing and Development Division and programs and projects related to Community and Economic Development. The Office of the Director is responsible for the operations of the Department that include the Neighborhood Revitalization/Building Blocks Program, Development Assistance/Commercial Development Review, Code Enforcement (Zoning and Building), Virginia Maintenance Code Enforcement, Economic Development Support, Rental Inspection Program, CDBG Entitlement Program, Home Entitlement Program, Comprehensive Plan Development, and update Capital Project Coordination and Grantsmanship.

The Housing & Development Division implements the HUD Entitlement programs (CDBG and HOME) through homeowner rehabilitation projects and supporting Danville-Pittsylvania Habitat for Humanity (Community Housing Development Organization CHDO) and subrecipients such as the Boys and Girls Club, Big Brothers Big Sisters, Head Start, Legal Aid, Danville Church and Tutorial, the House of Hope, and Danville Speech & Hearing. The Housing & Development Division works with Fair Housing issues and runs Make Danville Shine. In 2024, the H&D Division oversaw the Southern Virginia Housing Summit.

Project Progress/Status:

An application and program guidelines would be developed for the Home Emergency Repair Grant Program that can be modeled after the H&D HUD program with specific work to be requested to be done. This would be a program for owner-occupied homes.

Operating Budget Impact:

The program would require a Housing Grant Program Coordinator position, and the person would oversee the new residential programs including this one.

The goal is to offer up to \$40,000 for repairs to qualified applicants with a total budget of \$500,000 each year, which includes legal fees and other program costs. The goal would be to assist at least 12 applicants.

Return on Investment:

Emergency repairs to homes would prevent homelessness, keep citizens safe and stable, and prevent added blight and vacancy in the City by keeping homes lived in and repaired.

Public Benefit/Community Impact:

Housing stability for families keep neighborhoods and families healthy and safe. If an emergency was a needed roof or heating system, the home could be repaired to enhance energy efficiency.

Comments:

Funding Sources:

CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030
Revenues					
Casino Revenue	\$500,000	\$0	\$0	\$0	\$0
To Be Determined	\$0	\$500,000	\$500,000	\$500,000	\$500,000
REVENUES TOTAL	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

Planned Activities by Fiscal Year:

Work with realtors and financial organizations to promote the program
Hire an employee to operate and run the program
Add information to our Housing Navigator
Work with applicants once they are approved for the program and work with realtors, attorneys offices, financial institutions and clients to process applications as each step is met until funds run out the program year ends

First-time Homebuyers Fix-up Fund

FY 2026 Five-Year Capital & Special Projects Plan

Project Name: First-time Homebuyers Fix-up Fund
Project Number: 62028

Department: Community Development
Division: Housing

Classification: New Non-Capital Project
Capital Priority: Beneficial

Estimated Start Date: 08/01/2025
Estimated Completion Date: 08/30/2029

Comprehensive Plan Alignment Score: 13

Total Project Cost: \$750,000

Description:

The Community Development Department for the City of Danville includes the Office of the Department Director, Planning Division, Inspections Division, Housing and Development Division and programs and projects related to Community and Economic Development. The Office of the Director is responsible for the operations of the Department that include the Neighborhood Revitalization/Building Blocks Program, Development Assistance/Commercial Development Review, Code Enforcement (Zoning and Building), Virginia Maintenance Code Enforcement, Economic Development Support, Rental Inspection Program, CDBG Entitlement Program, Home Entitlement Program, Comprehensive Plan Development, and update Capital Project Coordination and Grantsmanship.

The Housing & Development Division implements the HUD Entitlement programs (CDBG and HOME) through homeowner rehabilitation projects and supporting Danville-Pittsylvania Habitat for Humanity (Community Housing Development Organization CHDO) and subrecipients such as the Boys and Girls Club, Big Brothers Big Sisters, Head Start, Legal Aid, Danville Church and Tutorial, the House of Hope, and Danville Speech & Hearing. The Housing & Development Division works with Fair Housing issues and runs Make Danville Shine. In 2024, the H&D Division oversaw the Southern Virginia Housing Summit.

Project Progress/Status:

We are working with realtors and financial institutions to work out the logistics of the program.

Operating Budget Impact:

The program amount of \$150,000 per year could provide First-time Homebuyers Fix-up Funds to at least 20 qualified applicants. Up to \$5,000 would be allowed per application, and then there are legal fees associated with the program.

Return on Investment:

Homes would be owner-occupied and the program could allow an applicant to own their first home, and this would strengthen neighborhoods.

Public Benefit/Community Impact:

Applicants could realize their dream of owning a home. Home ownership strengthens neighborhoods.

Comments:

This program was approved by City Council in June 2023.

First-Time Homebuyers Fix-Up Fund

- The first-time home buyer would choose a home and work with their bank to prequalify for a loan
- If qualified, the potential home buyer would apply for a grant to pay a contractor up to \$5,000 to complete the items needed to be fixed so that the property would pass the inspection
- Receipts would need to be presented that verify expenses
- This program could remove a barrier to selling to first-time homebuyers; sellers would not have to invest the funds to fix up their homes and could sell to a buyer who will occupy the home

Funding Sources:

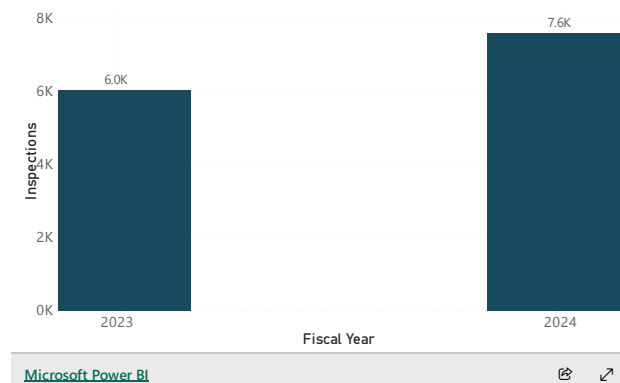
CAPITAL & SPECIAL PROJECTS					TOTAL
	FY2026	FY2027	FY2028	FY2029	FY2030
Revenues					
Casino Revenue	\$150,000	\$0	\$0	\$0	\$0
To Be Determined	\$0	\$150,000	\$150,000	\$150,000	\$150,000
REVENUES TOTAL	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

Planned Activities by Fiscal Year:

Finalize program guidelines and application
Promote the program to realtors and financial institutions
Begin processing applications

Performance Metrics

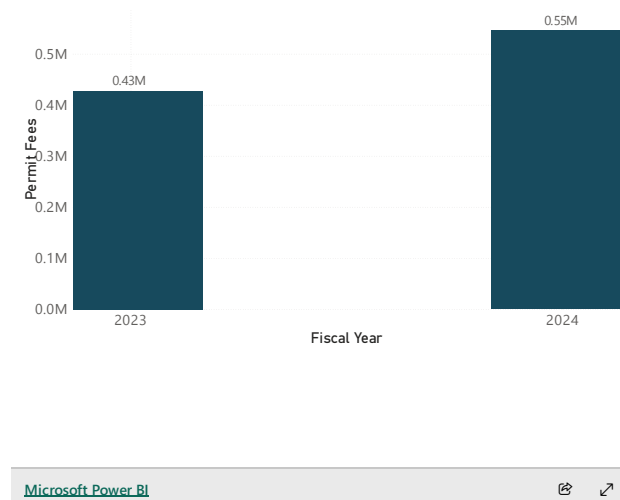
Community Development



Inspections Completed

Economy - Strengthen Redevelopment Process
Housing - Improve Communication and Education

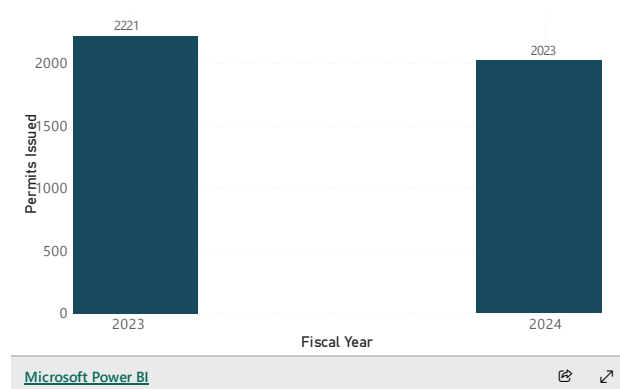
In this graphic, we can see the breakdown of inspections conducted for various permits, including Building, Electrical, Mechanical, and Plumbing. The visual highlights how the number of inspections has increased, primarily due to the need for re-inspections and additional inspections being added. This rise in inspections reflects the growing workload of personnel involved in these tasks.



Permit Fees Collected

Economy - Strengthen Redevelopment Process
Housing - Improve Communication and Education

This graphic illustrates the permit fees collected for Building, Electrical, Mechanical, and Plumbing permits. It emphasizes the importance of understanding these fees to determine whether fee increases or additional charges are necessary. The goal is also to assess the services provided and the personnel required. The visual shows that fees have been raised, primarily because the base permit fees were adjusted to help cover the costs associated with code enforcement.



Permits Issued

Economy - Strengthen Redevelopment Process
Housing - Improve Communication and Education

This graphic shows the total number of permits issued, which helps us understand trends in construction activity and gauge market demands. The visual indicates that permit issuance was slightly lower, suggesting a small decline in construction activity during the period shown. This shift can offer insights into current market conditions and future demand.