

FISCAL YEAR 2018-2019



ANNUAL ACTION PLAN

City of Danville, VA

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) Community Development Block Grant (CDBG) program and HOME Investment Partnerships (HOME) program. The City receives annual CDBG and HOME funds from HUD. The main goals of the programs are to provide safe, affordable and decent housing, a suitable living environment and expanded economic opportunities. Funded activities must also address at least one of the following national objectives.

- Benefitting low and moderate income persons
- Addressing slums or blight
- Meeting an urgent community need

The CDBG entitlement for fiscal year 2018 (July 1, 2018 - June 30, 2019) is \$915,416 which includes \$50,000 of program income. The HOME entitlement for fiscal year 2018 is \$370,868 including \$100,000 of program income. Under the HOME program the City is required to set aside 15% of its allocation to Community Housing Development Organizations (CHDO). The fiscal year 2018 CHDO is Southside Outreach Group.

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

Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.

Improve the condition of housing for low-income homeowners.

Increase the viability for potential homeownership and rental housing opportunities.

Address community needs through regulatory controls that maintain housing conditions and remove slum and blight.

Address community needs through community-based public service programs.

Address community needs through improvements and expansion of Public Facilities.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities, and public services.

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In accordance with CPD Notice 16-18 the City advertised the plan for public notice for fourteen (14) days and held two public hearing. Additionally, consultation with public and private agencies and organizations was done through three Housing and Development Steering Committee meetings. Steering committee members included members of local non-profit organizations, neighborhood associations, civic organizations, religious organizations, and elected and appointed officials.

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 City did not receive any comments made by the steering committee or public during public hearings and public meetings.

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

No comments or views were not accepted.

7. Summary

This plan provides a framework through which the City of Danville manages its federal entitlement programs related to community development and homeless assistance. The data utilized in the construction of the needs assessment and market analysis include HUD's eCon software system, 2016 American Community Survey data and other, local sources. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

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 lead agency for the development of the City of Danville's 2018 Annual Action Plan is the City's Community Development Department (CDD). The CDD has consulted with the a number of other agencies and organizations including the City's CHDO Southside Outreach Group, the agencies involved in the Continuum of Care, and all other subrecipients.

Consolidated Plan Public Contact Information

Attn. Kenneth C. Gillie Jr, Director of Community Development

Community Development Department

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Danville, VA 24543

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

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

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

City staff works actively with the Danville/Martinsville Continuum of Care, the local umbrella for the development of the Continuum of Care. Staff participates in regularly scheduled meetings and point-in-time surveys. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the membership of the Danville/Martinsville Continuum of Care. The CDD provides CDBG funding to Social Service agencies who funds emergency shelter for single women with children who are not allowed in the local homeless shelter. The funding provides homeless single women with children hotel stays for up to seven days. Additionally, the CDD has allocated funding to assist in the rehabilitation of a unit that will be used as a homeless shelter for women and their families.

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

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

Table 2 – Agencies, groups, organizations who participated

1	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY</p> <p>PHA</p> <p>Housing Need Assessment Public Housing Needs Market Analysis</p> <p>Invited to participate in the public forums and steering committee.</p>
2	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Danville Regional Foundation</p> <p>Services-Health Foundation</p> <p>Anti-poverty Strategy</p> <p>Invited to participate in the public forums and steering committee.</p>
3	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Big Brothers Big Sisters</p> <p>Services-Children</p> <p>Anti-poverty Strategy</p> <p>Invited to participate in the public forums and steering committee.</p>
4	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Schoolfield-Edgewood Neighborhood Association</p> <p>Civic Leaders Neighborhood Organization</p> <p>Invited to participate in the public forums and steering committee.</p>

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the public forums and steering committee.
5	Agency/Group/Organization	Boys and Girls Club
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the public forums and steering committee.
6	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the public forums and steering committee.

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

No organizations were intentionally left out of the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Danville Pittsylvania Community Services	All plans have the goal of reducing homelessness, and creating and sustaining safe, decent and affordable housing.

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 City of Danville began its citizen participation process with an advisory - steering committee meetings. Approximately 25 community members were invited to participate in the steering committee. Committee members included neighborhood associations, non-profit organizations, local businesses, civic and religious organizations, housing counselors, and the local public housing authority. In accordance with CPD Notice 16-18 the City advertised the plan for 14 days for public notice and held two public hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Danville receives funding from two federal grant programs, the Community Development Block Grant Program and the HOME Investment Partnership. These two grant programs combined will bring \$1,100,298 including program income, into the city to support affordable housing, homeless, and community development programs and projects in the first program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	865,416	50,000	0	915,416	

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	270,868	100,000	0	370,868	0	

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

The City of Danville does not have matching requirements.

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

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

Discussion

The City has programmed approximately \$1,286,284 from the CDBG and HOME programs for the FY 2018 program year. This sum includes the annual allocation and program income. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2015	2019	Program Admin	Citywide	Public Facilities and Community Facilities Code Enforcement Youth Services Homebuyer Counseling, Financial Literacy Fair Housing Outreach and Education Legal Services Housing Assistance - Homeownership Housing Rehabilitation Transitional Housing	CDBG: \$107,300 HOME: \$17,700	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Fair Housing	2015	2019	Program Admin	Citywide	Fair Housing Outreach and Education	CDBG: \$28,000	Other: 200 Other
3	Affordable Housing Objective 1 - Homeowner Rehab	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$436,516 HOME: \$308,474	Homeowner Housing Rehabilitated: 20 Household Housing Unit
5	Affordable Housing Objective 8 - CHDO	2015	2019	Affordable Housing	Citywide	Housing Rehabilitation	HOME: \$44,694	Homeowner Housing Rehabilitated: 1 Household Housing Unit
6	Non-Housing Objective 1 - Code Enforcement	2015	2019	Non-Housing Community Development	Citywide	Code Enforcement	CDBG: \$111,100	Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit
8	Affordable Housing Objective 5 - Lease/Purchase	2015	2019	Affordable Housing	Citywide	Housing Assistance - Homeownership	CDBG: \$14,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
9	Non-Housing Objective 2 - Public Facilities	2015	2019	Non-Housing Community Development	Citywide	Public Facilities and Community Facilities	CDBG: \$50,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
10	Public Service Objective 1 - Education	2015	2019	Non-Housing Community Development	Citywide	Youth Services	CDBG: \$83,500	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted
11	Public Service Objective 3 - Housing Counseling	2015	2019	Non-Housing Community Development	Citywide	Homebuyer Counseling, Financial Literacy	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Service Objective 4 - Legal Aid	2015	2019	Non-Housing Community Development	Citywide	Legal Services	CDBG: \$9,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
13	Affordable Housing Objective 7 - Transitional Hsg.	2015	2019	Affordable Housing	Citywide	Transitional Housing	CDBG: \$70,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	Develop, administer, revise, implement and evaluate the day-to-day operation of entitlement program. Activities include program design; grant administration, Sub recipient compliance monitoring, program outreach, public relations and training.
2	Goal Name	Fair Housing
	Goal Description	Funding is used to host 4 fairhousing and 2 hoarders workshops, print educational promotional material and support the fair housing board during the fiscal year.
3	Goal Name	Affordable Housing Objective 1 - Homeowner Rehab
	Goal Description	Funding is used for 5 year forgivable loans for home-owner occupied rehabilitations, emergency rehabilitations, weatherization and down payment assistance.
5	Goal Name	Affordable Housing Objective 8 - CHDO
	Goal Description	Funding will be given to Southside Outreach Group for the rehabilitation of a single family dwelling unit.

6	Goal Name	Non-Housing Objective 1 - Code Enforcement
	Goal Description	Funds will be used for the delivery cost of two inspectors to administer the building maintenance code and related program costs.
8	Goal Name	Affordable Housing Objective 5 - Lease/Purchase
	Goal Description	The City partners with the Danville Redevelopment and Housing Authority (DRHA) to administer a lease purchase housing program. Funding will help cover maintenance costs that DRHA will incur while administering the program.
9	Goal Name	Non-Housing Objective 2 - Public Facilities
	Goal Description	Funding will be provided for improvements at a neighborhood park in a qualifying census tract as well as the rehabilitation of a unit that will be used for a homeless shelter for women and their families.
10	Goal Name	Public Service Objective 1 - Education
	Goal Description	Provide funding to organizations that provide education programs for youths. Subrecipients include: Head Start, College Bound and Big Brothers Big Sisters.
11	Goal Name	Public Service Objective 3 - Housing Counseling
	Goal Description	Provide funds to for pre and post purchase counseling and foreclosure counseling. Subrecipients include the Danville Redevelopment and Housing Authority and Telamon.
12	Goal Name	Public Service Objective 4 - Legal Aid
	Goal Description	Funding will be provided to supplement the Virginia Legal Aid Society funding which is used to assist individuals and families with legal counseling, avoid homelessness and improve housing conditions.
13	Goal Name	Affordable Housing Objective 7 - Transitional Hsg.
	Goal Description	Funding will be used to support programs that help families avoid homelessness. Activities include the Temporary Shelter Program and Neighbor Helping Neighbor.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below were selected from the total of project proposals received in accordance with their consistency with the priorities established through the Consolidated Plan and those set by the advisory committee. These projects meet needs enumerated in the Needs Assessment and prioritization process to the extent that funding was available. Organizational competencies were also considered when selecting one project over another, leaning toward those organizations with long-standing histories of successful project management.

Projects

#	Project Name
1	CDBG Administration
2	HOME ADMINISTRATION
3	FAIR HOUSING
4	HOUSING REHAB PROGRAM
5	PROGRAM DELIVERY COSTS, REHABILITATION PROGRAMS
8	LEASE/PURCHASE
9	TEMPORARY SHELTER TRANSITIONAL HOUSING
10	CHDO SUPPORT
11	CODE ENFORCEMENT
12	COLLEGE BOUND
13	BIG BROTHERS BIG SISTERS
14	CIC/HEADSTART
15	HOUSING COUNSELING/FORECLOSURE COUNSELING/TELAMON
16	LEGAL AID PROGRAM
17	ENH COMMUNITY DEVELOPMENT CORPORATION
18	NEIGHBORS HELPING NEIGHBORS
19	CHDO SET ASIDE
20	HABITAT FOR HUMANITY
21	CENTER FOR HOUSING EDUCATION
22	PUBLIC FACILITIES - PUBLIC PLAYGROUND
23	PRESENT HELP MINISTRIES

Table 7 - Project Information

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

needs

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$107,300
	Description	Program Administration: Develop, administer, revise, implement and evaluate the day-to-day operation of the entitlement program. Activities include program design; grant administration, sub recipient compliance monitoring, program outreach, public relations and training. General administrative costs include the following positions:
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General administration
2	Project Name	HOME ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Housing Rehabilitation
	Funding	:
	Description	Program administration: develop, administer, revise, implement and evaluate on the day-to-day operation of the entitlement program. Activities include program design, grant administration, subrecipient compliance monitoring, program outreach, public relations and training.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	General administration.
3	Project Name	FAIR HOUSING
	Target Area	Citywide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing Outreach and Education
	Funding	CDBG: \$28,000
	Description	Provide funding for the Citywide fair housing program which provides education and outreach to assist residents with fair housing concerns. This includes Assessment and identification of impediments to fair housing and identification of complaints and discrimination based on the Fair Housing Act.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fairhousing and hoarders workshops Fairhousing and Homeownership Symposium
4	Project Name	HOUSING REHAB PROGRAM
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1 - Homeowner Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$151,316
	Description	Provide no interest loans to low and moderate income homeowners for major repairs and correction of recognized hazards to health and safety. Additionally, funds will be used for emergency rehabilitation, weatherization and to provide down payment assistance. CDBG funds equal \$151,316 and HOME funds equal \$308,474.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	20 low-moderate income households will be assisted.
	Location Description	
	Planned Activities	Funding will be used to provide 5 year forgivable loans to bring the homes of low and moderate income homeowners up to Home Quality Standards.
5	Project Name	PROGRAM DELIVERY COSTS, REHABILITATION PROGRAMS
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 1 - Homeowner Rehab
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$285,200
	Description	City housing program delivery costs associated with the Citywide housing program.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low-moderate income households will be assisted.
	Location Description	
	Planned Activities	Funding will be used for the housing rehabilitation administration costs.
6	Project Name	LEASE/PURCHASE
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 5 - Lease/Purchase
	Needs Addressed	Housing Assistance - Homeownership
	Funding	CDBG: \$14,000
	Description	The City partners with the DRHA to administer a lease purchases program. Funding will help cover maintenance costs that the DRHA will incur while administering this program.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be used to provide housing counseling and other administrative services for the running of the lease-purchase program.
7	Project Name	TEMPORARY SHELTER TRANSITIONAL HOUSING
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 7 - Transitional Hsg.
	Needs Addressed	Homeless Prevention and Emergency Assistance
	Funding	CDBG: \$50,000
	Description	Funding will be set aside to provide transitional housing and temporary shelter including \$25,000 Temporary Shelter for Single Parents; \$10,000 Ex-offender Program; \$15,000 Present Help Ministries. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless.
8	Project Name	CHDO SUPPORT
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 8 - CHDO
	Needs Addressed	Housing Rehabilitation

	Funding	:
	Description	Funding will be provided to the CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income residents. \$4,063 will be provided as operational support and \$40,631 will fund acquisition and rehabilitation of a housing unit for resale to a low-moderate income household.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to the CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income residents. \$3,184 will be provided as operational support and \$31,837 will fund acquisition and rehabilitation of a housing unit for resale to a low-moderate income household.
9	Project Name	CODE ENFORCEMENT
	Target Area	Citywide
	Goals Supported	Non-Housing Objective 1 - Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$111,100
	Description	Funding provided for code enforcement inspection of properties to insure compliance with building codes and to reduce slum and blighted conditions.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funding provided for code enforcement inspection of properties to insure compliance with building codes and to reduce slum and blighted conditions.
10	Project Name	COLLEGE BOUND
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services
	Funding	CDBG: \$25,000
	Description	Funding is provided to support a program administered by the Boys and Girls Club which strives to further child development as well as promote education and college preparation activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities	Funding is provided to support a program administered by the Boys and Girls Club which strives to further child development as well as promote education and college preparation activities.	
11	Project Name	BIG BROTHERS BIG SISTERS
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services
	Funding	CDBG: \$13,500
	Description	Funding provided to support a mentoring program that encourages children to remain in school and out of trouble.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funding provided to support a mentoring program that encourages children to remain in school and out of trouble.
12	Project Name	CIC/HEADSTART
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services
	Funding	CDBG: \$45,000
	Description	Funding provided to support a preschool program offered to low and moderate income children to help make them school-ready.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding provided to support a preschool program offered to low and moderate income children to help make them school-ready.
13	Project Name	HOUSING COUNSELING/FORECLOSURE COUNSELING/TELAMON
	Target Area	Citywide
	Goals Supported	Public Service Objective 3 - Housing Counseling
	Needs Addressed	Homebuyer Counseling, Financial Literacy
	Funding	CDBG: \$3,000
	Description	Funds provided for program delivery costs of pre-purchase counseling and foreclosure counseling.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
Location Description		

	Planned Activities	Funds provided for program delivery costs of pre-purchase counseling and foreclosure counseling.
14	Project Name	LEGAL AID PROGRAM
	Target Area	Citywide
	Goals Supported	Public Service Objective 4 - Legal Aid
	Needs Addressed	Legal Services
	Funding	CDBG: \$9,000
	Description	Funding provided to the Virginia Legal Aid Society to assist individuals and households with legal counseling and to avoid homeless and improve housing conditions.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding provided to the Virginia Legal Aid Society to assist individuals and households with legal counseling and to avoid homeless and improve housing conditions.
15	Project Name	ENH COMMUNITY DEVELOPMENT CORPORATION
	Target Area	Citywide
	Goals Supported	Public Service Objective 1 - Education
	Needs Addressed	Youth Services
	Funding	:
	Description	Funding provided for the program delivery costs of ENH CDC that provides the necessary tools for low and moderate income children to start school and be successful students.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funding provided for the program delivery costs of ENH CDC that provides the necessary tools for low and moderate income children to start school and be successful students.
16	Project Name	NEIGHBORS HELPING NEIGHBORS
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 7 - Transitional Hsg.
	Needs Addressed	Homeless Prevention and Emergency Assistance
	Funding	CDBG: \$20,000
	Description	Funds provided to pay deposits and previous balances for utilities to help prevent homelessness.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Neighbors Helping Neighbors provides funding for utilities payments for low and moderate income households to help prevent homelessness.
17	Project Name	CHDO SET ASIDE
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 8 - CHDO
	Needs Addressed	Housing Rehabilitation
	Funding	:
	Description	Funding will be provided to the CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income residents. \$3,184 will be provided as operational support and \$31,837 will fund acquisition and rehabilitation of a housing unit for resale to a low-moderate income household.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to the CHDO organization for operating funds and development fees to develop affordable housing for low-moderate income residents. \$3,184 will be provided as operational support and \$31,837 will fund acquisition and rehabilitation of a housing unit for resale to a low-moderate income household.
18	Project Name	HABITAT FOR HUMANITY
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Demolition and Site Clearance
	Funding	CDBG: \$12,350
	Description	Funding provided to survey, subdivide, rezone, transfer ownership and develop a master plan and map for a parcel of land donated to Habitat for Humanity.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding provided to survey, subdivide, rezone, transfer ownership and develop a master plan and map for a parcel of land donated to Habitat for Humanity.
19	Project Name	CENTER FOR HOUSING EDUCATION
	Target Area	Citywide
	Goals Supported	Public Service Objective 3 - Housing Counseling
	Needs Addressed	Homebuyer Counseling, Financial Literacy
	Funding	CDBG: \$3,000

	Description	Funding provided from program delivery costs associated with pre and post purchase counseling, financial literacy, credit and debt management as well as fair housing workshops.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding provided from program delivery costs associated with pre and post purchase counseling, financial literacy, credit and debt management as well as fair housing workshops.
20	Project Name	PUBLIC FACILITIES - PUBLIC PLAYGROUND
	Target Area	Citywide
	Goals Supported	Non-Housing Objective 2 - Public Facilities
	Needs Addressed	Public Facilities and Community Facilities
	Funding	CDBG: \$50,000
	Description	Provide funds for improvements in a public park in a qualifying census tract.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide funds for improvements in a public park in a qualifying census tract.
21	Project Name	PRESENT HELP MINISTRIES
	Target Area	Citywide
	Goals Supported	Affordable Housing Objective 7 - Transitional Hsg.
	Needs Addressed	Homeless Facilities
	Funding	CDBG: \$25,000

Description	Funds provided for the rehabilitation of 771 Jefferson St. the future site of Grace's House, a homeless shelter for women and their families.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	Funds provided for the rehabilitation of 771 Jefferson St. the future site of Grace's House, a homeless shelter for women and their families.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	99
CDBG Area Benefit	1

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. The only area benefit is the park improvement project.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	20
Special-Needs	0
Total	120

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	20

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

Discussion

These figures relate to production targets specified in the annual goals for 2017. CDBG and HOME funding for these activities may target more households.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Danville has allowed the Danville Redevelopment and Housing Authority (DRHA) to use CDBG and HOME assisted properties in its subsidy program.

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

CDBG funding has been set aside to assist in the funding of 13 units that will be incorporated in the DRHA's subsidy program.

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

The Danville Redevelopment and Housing Authority will continue to have resident councils at each housing development and will continue to offer first time homebuyer and financial literacy counseling.

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

n/a

Discussion

CDBG funding is being utilized to assist the DRHA to develop 13 units of affordable housing. CDBG/HOME funding has been used to rehabilitate properties that have been incorporated into the DRHA's portfolio of subsidized properties.

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

Introduction

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Funding will be set aside to provide temporary shelter for single parents with more than one child. The current homeless shelter is unable to provide assistance to a single parent with more than one child, making it difficult for them to find shelter once becoming homeless. The City of Danville has allocated funding to assist in the rehabilitation of a unit that will be converted into a homeless shelter for women and their families.

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

The City of Danville has partnered with the Veterans Association and the Dan River Region Association of Realtors to rehabilitate a home that will be donated to a veteran.

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.

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

Discussion

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

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

Introduction:

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

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

None

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City is currently developing a rental rehabilitation program. The rental rehabilitation program will insure the long term affordability of rental housing as well as the suitability of living conditions.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

- Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
- Work with private industry to address important issues that hamper housing and community

development efforts.

- Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

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

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

Discussion:

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

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for each of the entitlement programs: Community Development Block Grant and HOME Investment Partnership. Eligible applicants for HOME funding include income eligible households throughout the City of Danville. The City receives applications on a first-come first-serve basis. All HOME and CDBG assisted properties that are on the market are affirmatively marketed.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	50,000

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.	100.00%

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

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

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

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 City of Danville, VA will use the Recapture method in all **HOME** homeownership and homebuyer projects/activities. The Recapture provisions extend through the mandated period of affordability; 5 years less than \$15,000; 10 years \$15,000 - \$40,000; 15 years more than \$40,000; 15 years rental housing rehabilitation; 20 years new construction. The HOME assisted unit must be maintained as the owner's principal residence during the period of affordability. Provisions regarding principal residency and enforcement of the recapture provisions will be in the form of mortgage and lien. The city of Danville may also elect to use a deed restriction (restrictive covenants) or other similar mechanisms for enforcing the affordability period and as a notification of a transfer of the property.

The Recapture method reacquires all or a portion of the **direct HOME subsidy** provided to the homebuyer to be recaptured from the **net proceeds** of the sale.

The direct HOME subsidy is defined as the amount of the HOME Assistance, including program income that enabled the homebuyer to purchase the unit. The **direct HOME subsidy** includes down-payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, **direct HOME subsidy** includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the costs of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME

funds) and any closing costs. Under no circumstances can the City recapture more than is available from the **net proceeds** of the sale. If there are no **net proceeds** then no repayment is required.

If the homebuyer transfers the HOME assisted property either voluntarily or involuntarily

during the period of affordability, the City of Danville will recover, from available net proceeds, all or a portion of the HOME direct subsidy. Additional guidance provided in Policy and Procedures Manual.

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”*.

The HOME resale provisions require that during the period of affordability, the Homebuyer may only sell the Property, or offer the same for purchase, to a purchaser who qualifies as a low-income homebuyer or low-income family, as defined in 24 C.F.R. Part 92, *et seq.*, and who will use the Property as his or her principal residence and domicile for the remainder of the period of affordability.

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

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

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