

Southern VA Regional Housing Summit, October 9, 2025



DANVILLE
VIRGINIA

Overview Snapshot

- Population: 41,993 – **BUT GROWING**
 - Median Age: 40.8
 - Ages 65 and older age group is the fastest growing segment of the population
 - 54% Female
 - Race/Ethnicity: 50% Black, 39% White, 5% Hispanic
- 43.7 Square Miles
- 18,632 Households (2019-2023)
- Income– **BUT DANVILLE AIMS TO GROW MIDDLE CLASS**
 - Median Household: \$42,778
 - Per Capita: \$27,537



Residential Developments



Needs Snapshot

Following is the estimated housing demand generated from the Microporous Facility

HOUSING DEMAND NEW EMPLOYMENT IMPACT

Total New Jobs	2000
Total Households	1880
Hired from within Danville	489
Hired from within commuting distance	500
New residents	921

NEW HOUSING UNITS REQUIRED Rental Apartments

\$2000>	64
\$1,500 - \$1,999	192
\$1,250 - \$1,499	248
\$1,000 - \$1,249	297
Total	801

Owned Homes

Entry Level	36
Move-up	74
Up Scale	10
Total	120

(1) Estimated 5% of employees will have 2 persons from the same household
Source: Economic Development Strategies LLC | esri | Implan Group | WB19

Housing Demand in Danville as of Sept 2023

	EXISTING DEMAND	JOB DRIVEN DEMAND	TOTAL
Single Family Homes	606	234	840
Apartment Units	760	1,563	2,323
Total	1,366	1,797	3,163

Additionally, Danville has a significant portion of its population, aged 65 and over. However, the majority of existing rental options are not considered senior-citizen friendly. New housing options for the older population are needed to meet this demand.



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AVAILABLE FOR RESIDENTIAL DEVELOPMENT



230 S Ridge St

- Central Business District
- Best Use: Multifamily and Mixed Use
- Zoning: CBC Central Business District

72,836 sf

Parcel 78463



Jenny Lane

99.41 acres total

- Near Goodyear Golf Club
- Best Use: Single Family
- Zoning: TR Threshold Residential

Parcels 78052/70154 - 55.21 acres

Parcel 75941 - 44.2 acres



Blue Jay St



42.87 acres total

- Best Use: Single Family/Multifamily/Mixed Housing
- Zoning: TR Threshold Residential

Parcel 75514



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2 Fitzgerald



4.336 Acres

- Best Use: Multifamily/Mixed Use
- Zoning: TWC Tobacco Warehouse Community
- Parcel 24163



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Residential Incentives

- Discretionary - (IDA) Real Estate Tax Grant for New Construction
- Discretionary – (IDA) Fee Reimbursement Grant Program
- Real Estate Tax Abatement Program for Historic Properties
- Public Works and Engineering – Subdivision Reimbursement Program

New in 2025

- Discretionary - (IDA) Reimbursement Grant for New Construction
- Discretionary – (IDA) Predevelopment Studies
- Model Home Loan Fund Application Support



Questions?

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