Southern VA Regional Housing Summit, October 8, 2026



DANVILLE

VIRGINIA

Overview Snapshot

- Population: 41,647
  - Median Age: 40.4
  - 54% Female
  - Race/Ethnicity: 51% Black, 39.8% White, 5.6% Hispanic
- 43.7 Square Miles
- 19,066 Households (Est 2025 Census.gov)
- Income– **BUT DANVILLE AIMS TO GROW MIDDLE CLASS**
  - Median Household: $44,423 (+$1,645)
  - Per Capita: $28,824 (+$1,287)

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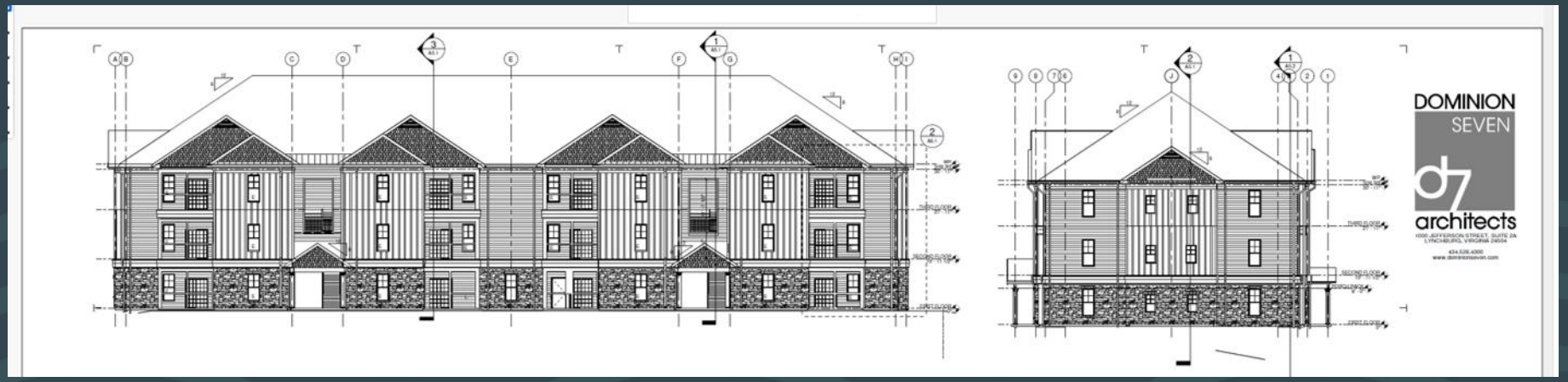


18 Floyd Street (41 units)

Progress is Happening

- Since 2023:
  - **412 rental units**
  - **16 units for sale**
  - **223 more units in construction**

Exploring new strategies, like Workforce Housing Investment Program grants from VA Housing



1700 W Main (182 units)

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Needs Snapshot

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.

- **Minimum demand:**
  - **3,927 rental homes**
  - **1,301 owned homes**

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 houshold
Source: Economic Development Strategies LLC | esri | Implan Group | WB19

ESTIMATED HOUSING DEMAND STACK INFRASTRUCTURES NEW EMPLOYMENT IMPACT	
Total New Jobs	2500
Total Households (1)	2375
Hired from within Danville	356
Hired from within commuting distance	725
New residents	1164
NEW HOUSING UNITS REQUIRED	
Rental Apartments	
$1,125 - $1,350	120
$1,351 - $1,500	104
$1,501 - $1,800	193
$1,801 - $2,100	161
$2,102 - $2,400	128
$2,401 -$ 3,000	48
$3,001 - $3,499	32
$3,000+	16
Total Demand for Rental Housing	803
Owned Homes	
$170,000 - $200,000	9
$200,001 - $220,000	13
$220,001 - $265,000	61
$265,001 - $310,000	69
$310,001 - $355,000	79
$355,001 - $455,000	40
$455,001 - $555,000	47
$555,000+	43
Total	361

(1) Estimated 5% of employees will have 2 persons from the same household
Source: Economic Developent Strategies LLC
Stack Infrastruture
esri
Data Center Geeks
HUD
Chase Bank
U.S, Census Bureau

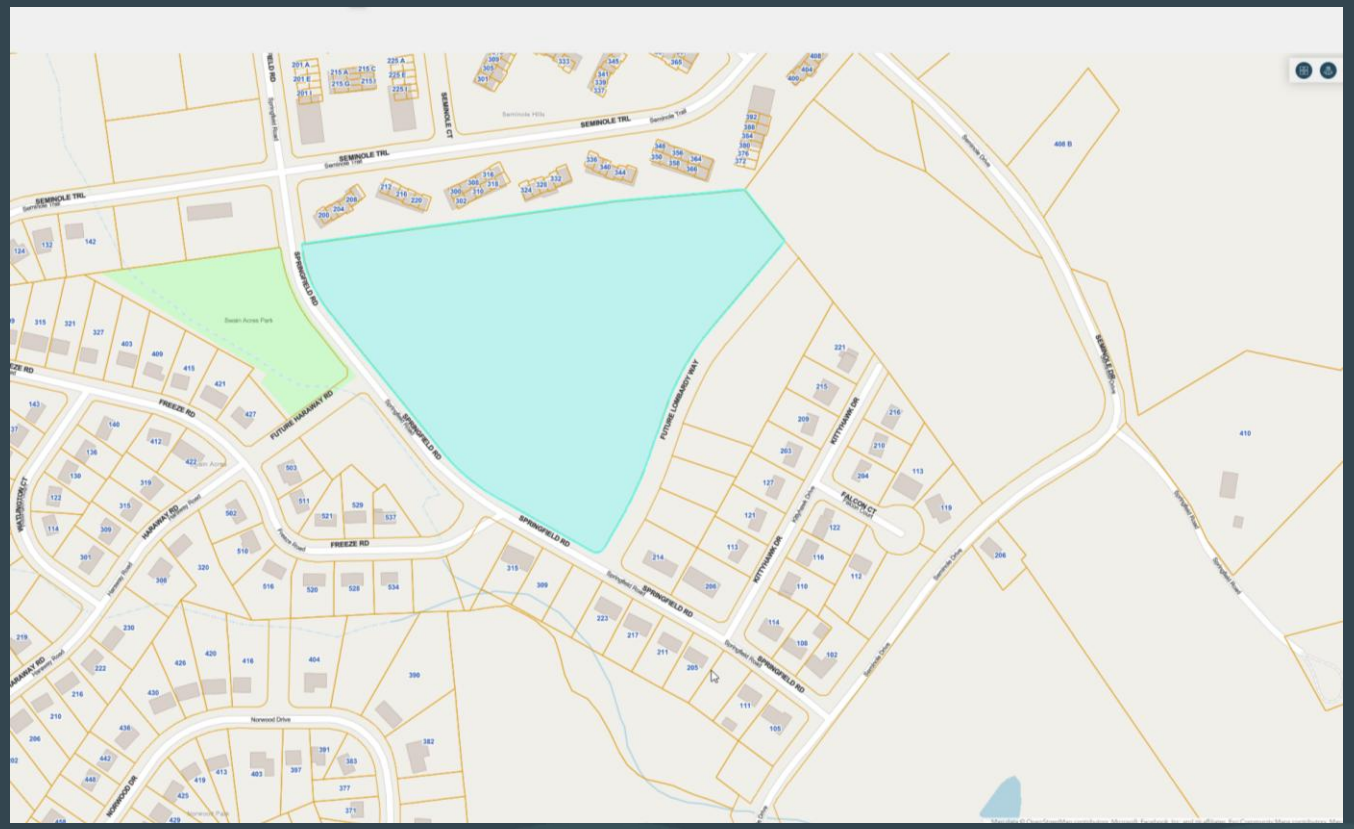
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AVAILABLE FOR RESIDENTIAL DEVELOPMENT

DANVILLE VIRGINIA HOME

Springfield Road

- Springfield Rd and Future Lombardy St
- Best Use: Multifamily and Single Family
- Site Analysis & PER Completed



11.93 Acres

Parcel 58394

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College Park Dr & Gaither Rd

23.36 acres total

- Best Use: Mixed Use



Parcel 75500 – 11.16 acres

Parcel 75899- 12.2 acres



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Chatelaine Ave Properties



10.0358 acres total

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

Parcels 21004, 20445, 20261

20446, 24392

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

New Programs for Residents at 81-95% AMI

Welcome Home Downpayment Assistance

- Up to $5,000 for downpayment or closing costs for first-time homebuyers in the City of Danville
- Forgivable loan

Welcome Home Rental Deposit Assistance Grants

- Up to $500 for rental deposit grants for homes in the City of Danville
- Must serve as primary residence.

https://www.danville-va.gov/2579/Homebuyers-Renters-Assistance-Programs

DANVILLE VIRGINIA HOME

Comprehensive Housing Study Update by WRT

- Your input needed!
- The Danville Housing Strategies Report (Danter, 2022) focuses on Market Rate and Workforce Housing
- To focus on the prevention of displacement and loss of affordable housing, the Comprehensive **Housing Study Update** will include
  - **Low Income Housing** (50% to 80%) demand
  - **Very Low Income Housing** (30% to 50%) demand
  - **Update to workforce housing numbers** to reflect changes since 2023
    - Rents increasing, sometimes doubling
    - Rising costs to build new homes/apartments
    - New jobs since 2023

Questions?

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www.danvilleva.gov/housing