

# DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY

## FY 2024 AGENCY PLAN

### SUMMARY FOR PUBLIC REVIEW

Each year DRHA puts together an Agency Plan for the next fiscal year. Public comments are welcomed, and we look forward to receiving your insights.

#### **DRHA's Mission**

The Danville Redevelopment and Housing Authority's mission is to provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently. DRHA will strive to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing

#### **DRHA's Vision**

The Danville Redevelopment and Housing Authority's vision is to become a vital partner in revitalizing the housing community in Danville, VA, and the surrounding communities, through development, management, and the renovation of neighborhoods. DRHA's goals are designed to improve health, safety, employment, mobility, and educational outcomes. DRHA wishes to create partnerships that are necessary for public and private reinvestment in the community, including improving racial disparities, creating a better quality of life, and improving family assets.

#### **Management**

DRHA is converting to a new Client Friendly Software. Yardi will be implemented January 2024 and allows Landlords, Applicants and Residents to access their online portals to complete paperwork, communicate with their case manager, report work orders and view accounts.

DRHA has implemented a new, redesigned website that is easier to navigate with more information available to the general public.

DRHA aims to continue to work on improving operations throughout the agency by updating policies, providing staff training, implementing quality control protocols, improving customer service, and more.

DRHA has implemented a Quantum Leap Leadership program to improve employee knowledge and to provide better understanding of DRHA's mission and vision and improve customer service

DRHA will continue building public and private partnerships in the community with various agencies, municipalities, and companies in an effort to expand and provide a suitable living environment for everyone in Danville and the surrounding communities.

### **Section 8**

In 2024 DRHA plans to work with local developers to increase affordable housing options for renters.

Along with making Section 8 more accessible, DRHA plans to develop a plan to increase landlord participation to deconcentrate poverty in Danville. By providing security deposit assistance, landlord and tenant support, and offering landlord incentives when feasible, landlords hope to offer homes to clientele in more affluent neighborhoods in the communities.

DRHA anticipates increasing the Project-Based voucher program in an effort to provide long-term housing options for participants and will focus on providing greater choices for families experiencing or near homelessness.

DRHA anticipated receiving additional mainstream and VASH vouchers and will continue to work towards a goal of increasing vouchers and voucher participation and utilization for the agency.

DRHA plans to purchase and rehabilitate homes in the Danville region and then rent them to Section 8 residents in an effort to utilize more vouchers.

## **Public Housing**

DRHA has reviewed and updated the ACOP and PH policies, such as leases, late notices, collection policies, etc. In 2023 our Capital Fund was approved for an amount of \$1,535,556.00, and we believe that amount will carry over for 2024.

DRHA plans to focus Capital Fund dollars on upgrading all public housing properties. This includes but is not limited to remodeling the exterior and landscaping of the buildings.

DRHA has begun substantial modernization on all public housing properties. Apartments will be taken offline as residents move out. Apartments will be upgraded with new flooring, new light fixtures, new HWH, and new bathrooms. As units are finished residents will move into the new units, so that old units can be remodeled.

New Roofs are planned for Cardinal Village and Cedar Terrace, as well as upgrading playground equipment.

DRHA will focus on substantially rehabilitating the current public housing units and modernizing the apartments by upgrading amenities.

DRHA is planning to focus funds on rehabilitating public housing properties, not only for 2024 but as we advance for the next several years.

Even though DRHA plans to continue exploring options for affordable housing development throughout the community, the agency feels that revitalizing the public housing properties in Danville, VA, should be prioritized.

DRHA management has begun exploring options for financing, repositioning, and development opportunities to improve public housing conditions.

## **Housing Development**

DRHA currently has 139 Faircloth units and plans to submit a Faircloth to RAD application in 2024 for development in 2025.

In 2022 DRHA was a LIHTC award for 52 senior apartments to begin construction in 2023. These apartments will be project-based vouchers

DRHA will explore all affordable housing all housing development options.

### **Resident Self-Sufficiency**

DRHA plans to continue to work towards securing FSS and ROSS grants as available. In anticipation of receiving these grants, DRHA plans to re-structure the resident services team to expand supportive services to improve assisted residents' employability.

In addition to improving employability, the agency will continue to provide supportive services to increase independence for the elderly or families with disabilities.

Although funding for youth activities may be challenging to secure DRHA pledges, continue searching for funding sources that will continue to provide and increase activities for the youth of our community.

### **Homeownership**

DRHA anticipates continuing to support and work with The Center for Housing Education on securing funds to increase the number of homeownership participants.

DRHA and the Center plan to continue to look at options for the Choice Homes homeownership program and hope to grow the number of new homes in the Danville community.

DRHA has secured grant funding to rehabilitate homes in the City of Danville for affordable homeownership. DRHA anticipates continuing to rehabilitate and build new homes in 2024.

**Topic: DRHA Public Comment Annual Plan**

**Time: Aug 18, 2023 02:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

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