

# Council Letter

## City of Danville, Virginia



CL - 616

NEW BUSINESS A.

### City Council REGULAR MEETING

**Meeting Date:** July 18, 2023

**Subject:** Consideration of the Expansion of the Rental Inspection District Program.

**From:** Ken Gillie, Director of Community Development

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### COUNCIL ACTION

1. Public Hearing
2. An Ordinance Amending Chapter 9, Entitled "Building and Development Regulations" of the Code of the City of Danville, More Specifically Article VIII, Entitled "Rental Housing Inspections", Section 9-196, Entitled "Residential Rental Housing Inspection Districts Reestablished; Applicability" to add (A)(4) and (A)(5) Creating a Fourth and Fifth Rental Inspection District.

### SUMMARY

The City currently has three rental inspection districts; this program will create two additional rental inspection districts.

### BACKGROUND

The City currently has three rental inspection districts. The northside, Old West End and south (Schoolfield) inspection districts. This program will create two additional rental inspection districts, one being the Paxton Street area, and the second being Almagro.

The City focused on these areas due to a high concentration of non-owner occupancy, age of structure, and frequency of code enforcement cases. The City also focused on the importance of these areas to the history of Danville, and wanted to preserve the integrity of the neighborhoods through a concentrated improvement effort. Descriptions of the two areas are as follows:

#### Area 1

The proposed district is located south and adjacent to the existing OWE (Old West End) rental district and contains 752 parcels, 473 parcels with structures. The area is bounded by Green Street Park and Five Forks to the North, Berryman Avenue to the East, Industrial Avenue to the South and South Main Street to the West. 53% or 251 parcels with structures within Area 1 are rental properties, 28% or 132 parcels with structures are owner occupied, and 19% or 89 parcels with structures are vacant.

#### Area 2

The proposed district is located south of Industrial Avenue and contains 260 parcels with structures.

The area is bounded by Industrial Avenue to the North, Oak Hill Cemetery to the East, Broadnax Street to the South and South Main Street to the West. 43% or 118 parcels within the proposed district are rental properties, 39% or 109 parcels are owner occupied, and 18% or 33 parcels are vacant.

**RECOMMENDATION**

It is recommended that City Council adopt an ordinance creating two additional rental inspection districts.

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**Attachments**

1. Ordinance
  2. Area 1
  3. Area 2
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