

Comprehensive Economic Development Strategy (CEDS)



Brunswick - Halifax - Mecklenburg | 2020-2025





ACKNOWLEDGEMENTS

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SOUTHERN VIRGINIA
HIGHER EDUCATION CENTER


Old Dominion UNIVERSITY


Averett University


SOUTHSIDE VIRGINIA
COMMUNITY COLLEGE


MARY BALDWIN COLLEGE
FOUNDED 1842



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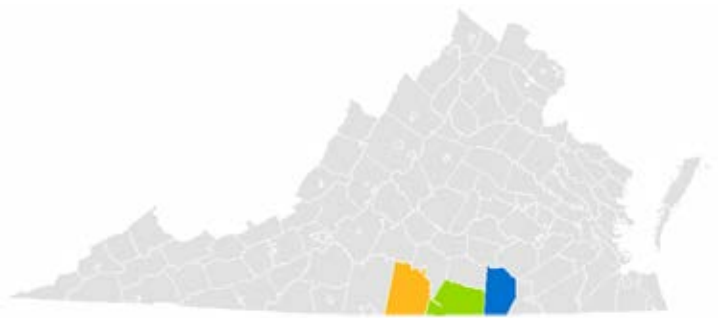
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EXECUTIVE SUMMARY

The Southside Planning District Commission (SPDC) was chartered September 15, 1969 and became the seventh organized Planning District of the Commonwealth. It is a public body, created by the Virginia General Assembly, with a focus on intergovernmental cooperation to better serve citizens. The SPDC was also designated as an Economic Development District by the U.S. Department of Commerce - Economic Development Administration (EDA). The District is comprised of three counties (Brunswick, Halifax, and Mecklenburg) and twelve towns. The SPDC has been a leader in cohesive regional efforts regarding economic development, infrastructure improvements, land use and transportation planning, hazard mitigation, water resources, housing availability, and community development.



A major role of the SPDC staff is providing technical assistance and securing project grant funding for local governments. The grant application process is lengthy and complicated. The staff has the expertise to guide localities through this labyrinth, including project planning, contractor procurement, directing required meetings, adherence to funding guidelines, and managing additional essential tasks to see the project through its completion. Grant applications submitted by the SPDC have a remarkably high success rate. They have secured many millions of dollars in grant funding over the years for the District.

For over fifty years, the SPDC has worked fervently to advance the prosperity of the District. Every five years, the overall economic and community well-being is evaluated to adequately realign regional goals documented in the Comprehensive Economic Development Strategy (CEDS). Goals center around business and industrial development to encourage job and wage growth, community and housing improvements, infrastructure upgrades, and enhancing the recreational and quality of life components of the District. A key component of the CEDS process is the input of the CEDS Committee. This group is comprised of local stakeholders including government officials, small business owners, private citizens, and representatives from the education, healthcare, and industrial communities. A Community Input Session was held at the SPDC in December of 2019 where 28 participants conducted a SWOT analysis of the District to be included in the 2020 five-year update. As a final step in the update process, the SPDC advertised a 30-day public comment period to encourage stakeholder participation and public input. Comments received were reviewed for reflection in this Update. The final document was then approved by the SPDC in October 2020.



The SPDC, in conjunction with the CEDS Committee, has identified goals, objectives, and actions needed to achieve a resilient, growing economy. The four foundational goals are as follows:

GOALS OF THE CEDS

Business, Industry, and Job Creating

“Create an economic environment that is conducive to supporting existing businesses, fostering the growth of new start-ups, and attracting new employers to the Region.”

Infrastructure and Transportation

“Improve and expand existing infrastructure, provide a safe and efficient transportation network, and promote reliable broadband access to encourage economic growth and expansion across the Region.”

Community and Quality of Life

“Promote community development and enhance quality of life by increasing the availability of affordable housing and childcare, improving living conditions, revitalizing downtowns, and preserving the Region’s historic and natural resources, while promoting tourism.”

Education and Workforce Training

“Expand educational opportunities for the youth and provide a versatile workforce training network, including advanced technical skills certifications, to strengthen the Region’s overall workforce skillset and promote wage growth.”

DEMOGRAPHICS & SOCIOECONOMICS

Just over 80,000 residents call the Region home, with 75% of them residing in rural areas outside of the twelve incorporated towns. Overall population is dwindling rapidly with a 5% decline projected per decade through the year 2040. The population is also aging. It is above average for persons aged 65 and older and has fewer persons under age 18 when compared to both state and national numbers. The median household income is substantially lower than Virginia’s median income, while the poverty rate is nearly double that of the state. On a positive note, the rate of poverty has decreased 1% per year consecutively for the past decade, outpacing national improvement averages.

ENVIRONMENT

The District lies in the southern Piedmont region of Virginia along the North Carolina border. It encompasses more than 2,000 square miles, just shy of 1.3 million acres. It is characterized by gently rolling hills and is situated midway across the state between the Atlantic Ocean and Appalachian Mountains. Nearly one-third of the District’s acreage is farmland. The remaining undeveloped land is comprised primarily of pine and hardwood forests. The Region is home to over 70,000 acres of lake waters and a vast network of rivers and streams. Residents enjoy a well-balanced climate and experience the four traditional seasons. The sometimes hot, humid summers are bookended by a pleasant spring and fall. Winters are typically mild with an occasional snow or ice storm passing through.



INFRASTRUCTURE

Transportation and communication networks are particularly advanced for rural Virginia and expansion efforts are ongoing. Currently, there are more than 1,900 miles of advanced, open-access fiber network across Southern Virginia, with more coming soon. This access reaches 100% of industrial parks, technology parks, and K-12 schools in the Region. Along with transportation and broadband, additional infrastructure upgrades to water, sewer, and gas seek to expand existing business and industry operations and improve the lives of its citizens. The Region is unique in its mixture of rural character and modern infrastructure. Relevant markets are just inside of a day's drive and major urban centers are within a 100-mile radius. The Port of Virginia, the 6th busiest shipping port in the U.S., is easily accessible to area industries.

INDUSTRY

Commercial growth has been relatively steady in South Boston and South Hill, while remaining largely stagnant or declining in the smaller towns. The Region's 400-year-old agricultural roots have given way to the pursuit of manufacturing and advanced technology endeavors. Much emphasis has been placed on the modernization of infrastructure, such as broadband capacity and natural gas access, to encourage expansion of the industrial sector. The Region offers several Industrial Parks properly developed with sufficient water, sewer, broadband, and transportation to support existing and new industries. Governmental support of public/private partnerships, tax credits, and other incentives are in place to encourage the growth of industry.



WORKFORCE

The historically agricultural and manufacturing Region has suffered several decades of workforce and economic decline. However, through innovative recruitment efforts, recent years have seen an increase in more diverse employment opportunities. Local government, which includes education and healthcare, currently leads the employment sector. The Region fully supports community and business development projects which focus on improving the skillset of local workers. Much effort has been made to converge the needs of local industries with educational and training center offerings to bridge the technical skills gap of the workforce. The SPDC strives to support and facilitate the funding of projects which result in the creation of advanced technical training opportunities, industry expansion and a higher paid local workforce.

HOUSING



Housing plays an essential role in the overall health of a community including the recruitment of new businesses and industries to an area, and therefore, is a high priority of the SPDC. The Region boasts some of the most affordable housing in Virginia with median home prices half of the state median. Regional housing efforts include transforming empty commercial structures into mixed use facilities offering retail, recreational, and housing units in one location. Projects to remodel deteriorated houses for low income persons to improve safety and quality of life have been successful. The Region has seen much of its residential development over the past 20 years concentrated around the lakes and within the larger towns. Many of the lake properties have been developed as vacation homes and subdivisions. The lake effect aspect of the housing sector attracts much needed tourism dollars and is of great importance to economic prosperity.

HEALTH SERVICES & PUBLIC SAFETY

In 2018, the Region welcomed the opening of a new state-of-the-art 167,000 square-foot hospital facility. While there is still a shortage of primary care physicians across rural Virginia, efforts are being made to improve medical care access. Cancer treatment centers, cardiac rehab activities, skilled care rehabilitation, and Medicaid priority dental facilities can now be found locally. The Region offers adequate public safety protection which relies heavily on volunteer responders. Many of the local volunteers are experienced, highly trained emergency services responders that work professionally at one of the urban departments within an hour's drive of the Region. We are fortunate to have volunteers who invest their time and lifesaving skills in their home communities.



EDUCATION



The Region currently offers all basic educational opportunities but continues to strive for excellence for its over 10,000 school aged children. A new, expansive secondary school complex is slated to open at the center of the Region in 2022. The pursuit of a college degree is made more attainable to residents through satellite campuses found throughout the area. In recent years, high school students and workforce members have been encouraged to pursue lucrative trade skills certifications. There is an abundance of training opportunities available representing numerous skillsets. This training is touted by regional economic developers as it is instrumental in supporting resilient regional economies and producing the high-quality workforce needed by local employers.

CULTURE & RECREATION

The Region is fortunate to have an abundance of history, open spaces, natural resources, waterways, and trails. Sites registered as both state and national Historic Landmarks can be found across the area. Outdoor recreation flourishes with over 70,000 acres of lake waters and countless miles of trails. To capitalize on tourism dollars while enhancing resident enjoyment, the SPDC actively pursues cultural and recreational projects. These include improving lake access by constructing new watercraft launch sites and expanding walking, biking, cultural, and heritage trails across the Region. The Tobacco Heritage Trail is one shining example of these efforts. This regional project has developed abandoned railroads into miles of pristine paths for public enjoyment.



ECONOMIC RESILIENCY

Economic resiliency is essential for a healthy, sustainable regional economy. Southern Virginia has experienced major sector changes, manufacturing closures, and economic downturns. Not putting “all your eggs in one basket” is crucial to achieving a resilient, diverse economy. Economic impacts are not always made by large industries with hundreds of employees. Sometimes, it is the little things that make a difference. Warm, welcoming residents, quaint downtowns, and outdoor recreation are the ties that bind the Region. The many annual festivals and church homecomings beckon to those who moved away bringing in tourism dollars. Visitors, along with locals, enjoy the ongoing cultural and recreational improvements and downtown revitalization taking place across the Region. Streetscaping, building facade remodels, parking upgrades, and small business incentives have brought “all but forgotten” downtowns back to life. The wide variety of businesses found in the downtowns contributes to local resiliency. Restaurants featuring locally grown products, modern hair salons and hometown barber shops, stylish clothing retailers, and inviting gift shops are just a few stops along the diversified downtown streets. While ongoing efforts are made to attract and retain industry, the eclectic blend of downtown offerings and vast selection of outdoor recreation options does its part to diversify the regional economy.



PARTNERSHIPS

SPDC will continue to work with its regional partners and localities to shape growth and development in the Region. This process has unveiled a strong and common vision for a sustainable and diverse economy focused on the 21st Century. Specific goals and priorities have emerged which blend traditional and innovative ideas. At the end of the day, the effective recruitment and retention of business to the Region lies in having a diverse, well-trained workforce, reliable infrastructure, and the offering of a good quality of life for residents. This requires partnerships, educational advances, financial commitment, and planning. The SPDC welcomes this challenge and looks forward to serving the Region for another fifty years.





REGION SUMMARY

Demographics and Socioeconomics

POPULATION

Municipal services and facilities are based upon the current population and its future projections. Specific needs are then identified through population composition analysis. The distribution of population is of great importance to determine the most efficient way to allocate services and utilize facilities.

In 2018, it was estimated that 81,154 persons resided in the Region representing a 6.07% decrease since 2010. During this time, all three Counties faced population decline. Halifax exhibited the slowest rate of decline with 5.85%, Mecklenburg dropped by 6.35%, and Brunswick suffered a 6.02% decrease in population. Meanwhile, the state of Virginia's



population rose by 6.25%, and the national population saw 5.81% growth. The population centers consist of twelve incorporated towns situated throughout the rural landscape. Population estimates for 2018 revealed that 24% (19,486) of residents live within these town limits. Just over half of the population, 55% (48,876) is White/Caucasian. Black/African American persons account for 42% (32,060) of the population. The Hispanic population is estimated at 2.4% (1,976), a number which has increased in the Region by about 10% since 2010.

“A population decline of 4-5% per decade is currently forecast for each decade through the year 2040.”

The Region's population remains 8% above state and national averages for persons aged 65 & older. Conversely, data shows the Region to have 5% fewer persons under age 18 when compared to both state and national numbers. This trend emphasizes the challenge of retaining its youth and young families, while caring for an aging population. A sobering population decline of 4-5% per decade is currently forecast for each decade through the year 2040.

INCOME AND POVERTY RATE

Throughout the Region, income levels continue to remain significantly below state and national numbers. The median household income averaged \$42,080 from 2014 through 2018. During this time, the Virginia median household income was \$71,564 while the nation reported \$60,293. The per capita income average for the Region is \$22,438 with an 18.5% poverty rate. This is nearly double the Virginia average poverty rate of 10.9% and much higher than the national poverty rate of 11.8%. On a positive note, the overall poverty rate for the Region has decreased steadily over the last decade at a rate of roughly 1% per year. The regional poverty rate shows a more sustained rate of decline when compared to the national rate which has seen a consistent decline for only the past four years.

“The overall poverty rate for the Region has decreased steadily over the last decade at a rate of roughly 1% per year.”

Environment

PHYSICAL GEOGRAPHY

The District's geology is quite diverse with terrain characterized by gently rolling hills. The elevation along its eastern border is 200 feet above sea level which progressively increases to 600 feet as you travel westward across the Region. The availability of both groundwater and surface water resources are present throughout the area which includes two large lakes. Lake Gaston is a 20,000-acre reservoir managed by Dominion Power. The U.S. Army Corp of Engineers operates the 50,000-acre Buggs Island Lake, also called Kerr Lake. Both are used to generate hydroelectric power and mitigate flood damages. State managed lakes include Brunswick Lake, Lake Conner, and Lake Gordon. The following rivers flow through the District; Nottoway, Meherrin, Roanoke, Banister, and Dan. The entire area is within either the Roanoke or Chowan Watersheds which drain into the Albemarle Sound of North Carolina.



Agriculture and forestry dominate land use. The predominant soil type is clay which is acidic and low in natural fertility but can be agriculturally productive with inputs of lime and fertilizers. The District spans just over 1.3 million acres. This includes 416,500 acres of farmland with 145,000 of those planted in crops. Most of the remaining acreage is either woodlands or waterways. Farmers are required to routinely attend pesticide and herbicide educational sessions, provided primarily by the Virginia Cooperative Extension, to mitigate adverse farming environmental impacts. While forestry provides less than one percent of local employment, managed timberland accounts for tens of thousands of acres. Responsibly managed tree farms greatly decrease the environmental and public risk of wildfires.

CLIMATE



Climate is an important environmental factor as it affects tourism, recreation, agriculture, and even has industrial concerns. The Region has a moderate climate and experiences the four traditional seasons. The average annual mean temperature is 58.7 degrees Fahrenheit with an average annual rainfall total of 46.3" (2013-2017). While the area can certainly experience periods that feel quite hot or cold, scientific data shows that no future occurrences of extreme temperatures will occur on any regular basis. Area lakes are one of its biggest assets. Their water has an average summer temperature of 76.5 degrees Fahrenheit and average winter temperature of 42.4 degrees Fahrenheit.

Thunderstorms, hailstorms, and high wind events are the most common adverse weather-related issues. Southern Virginia is considered to have a mild climate; however, some winter storms can be quite harsh. These storms can consist of heavy snow, freezing rain, ice, sleet, and high winds. Winter storms, although infrequent, are notable in that they can completely disrupt normal life and bring everything to a halt across the District. Hurricanes are notorious for their high rainfall amounts, damaging winds, and threat of tornados. By the time most hurricanes have reached the area, they have been downgraded to a tropical storm. However, rainfall totals from this type of storm can be tremendous. Saturated soil coupled with high winds frequently lead to fallen trees resulting in power outages. As with winter storms, area electric companies are well equipped to respond to these incidents, and outages are typically brief.



Infrastructure Assets

Infrastructure for industrial use, such as water, sewer, and power, are available in key locations. Traditional infrastructure modernization is an ongoing effort of the SPDC. As of June 2020, \$929,701 of grant dollars were actively addressing infrastructure improvement projects. Sidewalk upgrades, improving downtown parking and streetscapes, the development of a Regional Rural Transportation Plan, and better utilization of GIS technology across all economic development efforts are ongoing. The SPDC is currently working with EDA to secure funding to upgrade water infrastructure and establish redundancy (fire hydrate backup system) for emergency situations in South Hill. Mid-Atlantic



Broadband, with assistance of the SPDC staff, is applying to EDA for a regional project incorporating fourteen counties to further advance fiber optic Middle Mile. A diversified industrial economy is contingent on the continual expansion and maintenance of the required infrastructure both strategically and economically.

WATER & SEWER



The Great Creek Reservoir in Brunswick County supplies water for Lawrenceville and Alberta hosting a two million gallons per day (MGD) capacity with the Meherrin River serving as an auxiliary water supply source. One MGD of this capacity is pledged for industrial development purposes. Lawrenceville operates the public water systems and a wastewater plant with a treatment capacity of 1.2 MGD which provides service to Alberta as well. Most rural residential areas across the District are supplied by groundwater wells and septic systems.

The Roanoke River Service Authority has a ten MGD capacity and supplies drinking water to the towns of South Hill, LaCrosse, Boydton, Chase City, and Brodnax. The Town of South Hill operates a wastewater treatment plant for industrial and domestic wastewater for South Hill, LaCrosse, and Brodnax. Chase City operates its own wastewater treatment system. Clarksville owns and operates their water treatment and distribution systems with a one MGD capacity and sources water from Buggs Island/Kerr Reservoir. The town also operates a wastewater treatment facility with a 550,000-gallon daily capacity.

Halifax County and the Towns of South Boston and Halifax established the Halifax County Service Authority (HCSA) in 2008 to own and operate public water and sewer systems. The HCSA currently manages and operates the water and wastewater systems serving the Towns of South Boston and Halifax as well as portions of Halifax County. The Towns of Virgilina and Scottsburg continue to operate and maintain their respective water and wastewater systems independent of the public service authority. The HCSA water treatment plant has a design capacity of 3 MGD with an existing 5 MGD withdrawal permit on the Dan River and their wastewater treatment capacity is four MGD.

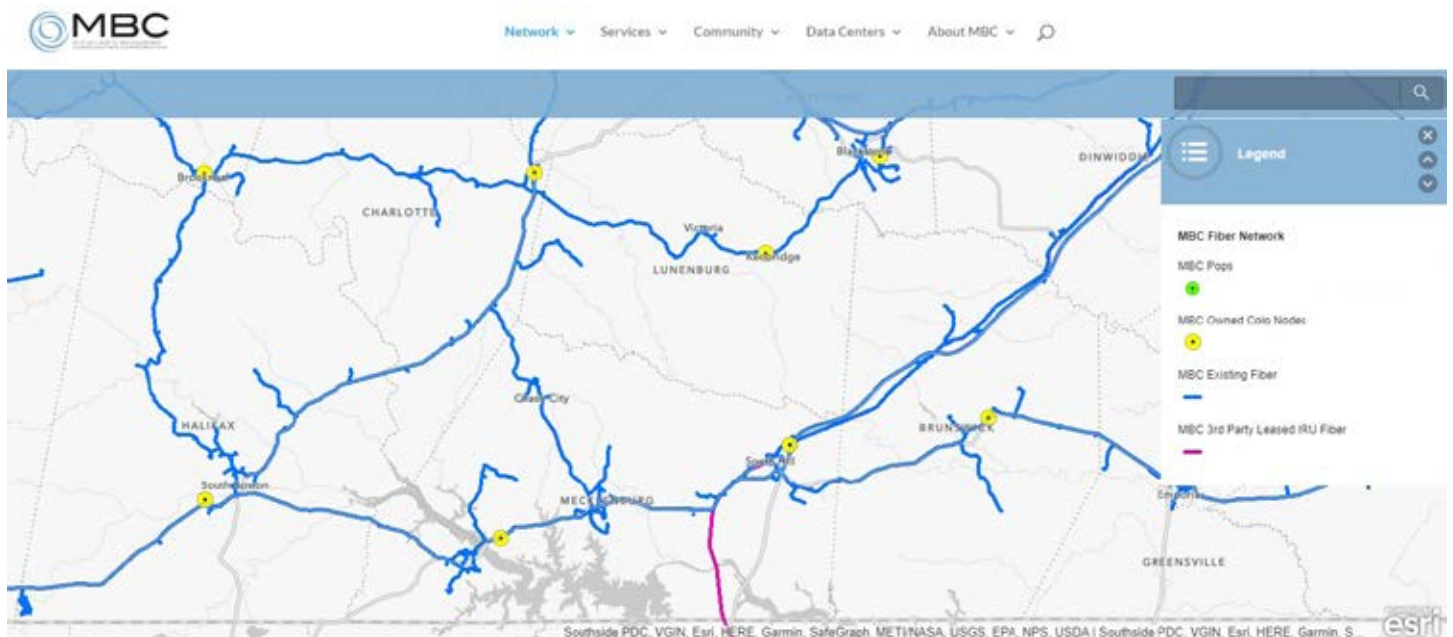
NATURAL GAS

Historically, lack of available natural gas infrastructure had been an Achilles' heel for the Region in attracting some industries. The Dominion Virginia Power Plant in Brunswick County is fueled by natural gas. It began service in 2016 and has greatly expanded gas access for the Region. The natural gas power plant services 340,000 homes and has a net generating capacity of 1,358 megawatts. In the first full year of operation, the expected fuel savings were about \$96 million highlighting the cost efficiency of natural gas power. In 2020, plans for the Atlantic Coast Pipeline, a natural gas pipeline scheduled to traverse Brunswick County, were scrapped handing an economic blow to the industry.



BROADBAND

Telecommunications infrastructure has become an essential need for a locality to be competitive. The COVID-19 pandemic brought additional urgency to this need as working remotely became the new normal. The Mid-Atlantic Broadband Communities Corporation (MBC) utilizes grant funding in public-private partnerships to operate more than 1,900 miles of advanced, open-access fiber network across Southern Virginia. This access reaches 100 percent of industrial parks, technology parks, and K-12 schools in the Region. MBC has helped strengthen the Region by supporting local and regional economic development groups which have directly resulted in over a thousand new jobs and \$1.7 billion in private investments. MBC's network was vital to locating Microsoft's Data Center in Boydton, along with its recent expansions.



In 2021 the Southside Planning District Commission coordinated with the counties of Brunswick, Charlotte, Halifax, and Mecklenburg and EMPOWER Broadband on a VATI grant application through DHCD for universal fiber broadband coverage for the region. The project was awarded \$69,431,635 that was leveraged with \$84,677,555 in matching funds for a total project cost of \$154,109,190. Construction started in 2022, with 1,842 miles of new fiber to be installed with a reach of service to 16,971 units, including businesses, community facilities, and homes.

TRANSPORTATION

One of the most important factors in site selection by new or relocating industry is access to an efficient transportation network. The SPDC staff works with local and state agencies to continually evaluate land use changes. They assess the potential impacts on all modes of the transportation system and determine how improvements to the system may foster economic and tourism growth. The District is served by an Interstate Highway (I-85), several U.S. Highways (1, 15, 58, 501, and 360) and many state highways and secondary routes. The Commonwealth Transportation Board has designated U.S. 58 as a Corridor of Statewide Significance (CoSS), meaning that it supports multiple modes of transportation, provides for an extended corridor for the movement of freight, connects regions and activity centers, accommodates a high volume of traffic, and helps fulfill a statewide goal or function. Interstate 85, U.S. 58, U.S. 15, and U.S. 360 are part of the National Highway System (NHS), which are roadways of importance to the nation's economy, defense, and mobility. U.S. 58, eastward from I-85 through Brunswick County, is also part of the Strategic Highway Network (STRAHNET). These are roadways identified as being important for their access, continuity, and emergency capabilities as it relates to the U.S. strategic defense policy.



Highways are not the only means of transportation in the Region. While there are no commercial airports, there are three general aviation airports, Mecklenburg-Brunswick Regional, William M. Tuck, and Lake Country Regional and two local airports Chase City Municipal and Lawrenceville-Brunswick.



While most former railway routes are now public trails, there are several short rail lines providing service for the movement of freight. Passenger rail is currently not available in the Region, although the Southeast High-Speed Rail Project, a collaborative vision of local government and the High-Speed Rail Alliance, may provide access to this mode of transportation at some point in the future. For residents lacking vehicle access, there are three public transit services in the area: The Brunswick Express operated by the Blackstone Area Bus System (BABS), Halifax Area Regional Transit (HART), and Lake Area Bus (LAB) operated by Lake Country Area Agency on Aging.

A major planning component for the regional transportation network is the 2045 Regional Long-Range Transportation Plan (RLRTP). This Plan was a collaborative effort between VDOT, the SPDC, local governments, and the public. It consists of Regional Transportation Goals, an inventory of the Region's transportation networks, visionary projects from each locality, and a wide range of prioritized recommendations to address existing and future needs. The various transportation modes considered in the plan are roads, rail, transit services, airports, as well as, bicycle and pedestrian trails and facilities. Railroads are often thought of as a thing of the past. However, further infrastructure expansions are still needed, particularly better rail access to the Port of Virginia. The Port of Virginia is the 6th busiest shipping port in the U.S. and boasts the most abundant rail access of any port on the East Coast. Better rail access will allow for a more diverse industrial sector.

LONG-RANGE TRANSPORTATION PLAN GOALS

Goal 1

"Plan and provide a transportation system that facilitates the safe and efficient movement of people and goods on all transportation modes."

Goal 2

"Improve economic vitality in Virginia and the Region by increasing access to economic opportunities for all."

Goal 3

"Enhance quality of life and minimize impacts to environment."

Goal 4

"Promote efficient transportation system management through well-defined maintenance and construction programs."

Business and Industry

Commercial growth has been relatively steady in South Boston and South Hill, while remaining largely stagnant or falling in the smaller towns. Regionally, taxable sales increased 2% from \$816 million in 2018 to \$833 million in 2019. Higher sales were recorded in Mecklenburg with much of those sales attributed to Buggs Island/Kerr Lake tourism. The Local Option Sales Tax decreased regionally 1% (\$14,774) from 2018 to 2019. These totals have remained relatively steady for Halifax and Mecklenburg, since 2017, while Brunswick County has reported a persistent decline each year. The Local Option Sales Tax is often used to offset local or special projects, thus, reducing the load on taxpayers.

As the Region moves into the 21st Century and away from its agrarian roots, new large-scale land use projects have appeared in recent years. Some examples of these projects include a massive Microsoft Data Center in Boydton, a Dominion Virginia Power Plant east of Lawrenceville, an expansive hospital complex in South Hill, and proposed solar farm sites in Halifax and Mecklenburg. In an extensive study, GO Virginia, an initiative

that encourages regional collaboration on economic development activities, identified emerging industries for the Region as Environmental Technologies, Ag-based Products (hemp), and Autonomous Vehicles. The same study noted areas of critical need to promote industrial growth. The complete study findings along with a plan of action are detailed in the GO Virginia Growth and Diversification (G&D) Plan.

AREAS OF CRITICAL NEED

- *Workforce Talent Development & Recruitment*
- *Cyber Infrastructure*
- *Innovation & Entrepreneurship Eco-Systems*
- *Industrial Site & Real Estate Development*

INDUSTRIAL CLUSTERS

Recent decades witnessed the closings of multiple industrial and manufacturing plants across the Region. Meanwhile, some industries found success from utilizing local natural resources. The infrastructure necessary

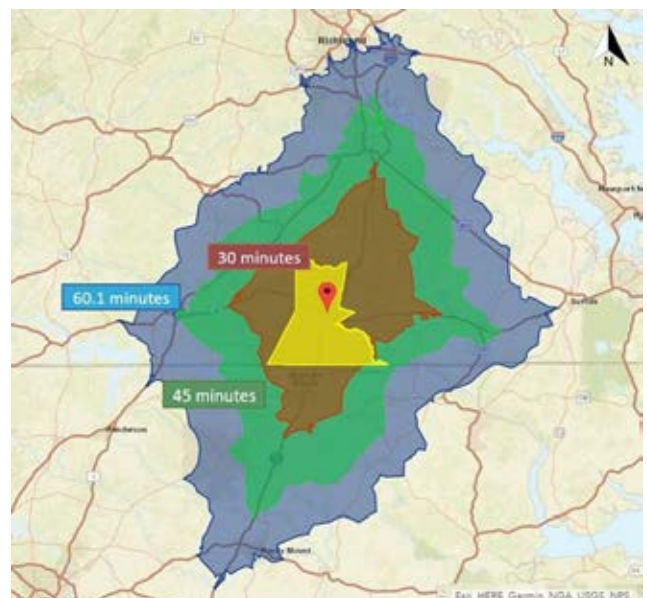
to attract these industries is available but needs to be continually maintained and expanded. A skilled workforce, natural resources, industrial sites, shell buildings, broadband, rail, gas, water, sewer, and transportation are all integral components to attracting industry clusters. Industry clusters are concentrations of related industries and their support services such as material suppliers, distributors, and worker training programs. This economic network, or cluster, utilizes existing assets and stakeholders to create a regional competitive advantage. However, any advantages are contingent upon that industry's supply chain and workforce requirements. Forestry and wood products are an excellent example of a successful local cluster.



INDUSTRIAL PARKS

Planned industrial zones and commerce parks contain concentrated areas of land to accommodate manufacturing and business services. A properly developed industrial park allows various industries to produce goods in a flexible environment. This is especially important to the manufacturing community in terms of efficient production. The effectiveness of an industrial or business park is dependent upon infrastructure and land space. Sufficient capacity for water, sewer, and transportation are also of prime importance. The Region has several commerce parks and private Greenfield sites. A Greenfield site is undeveloped agricultural land being considered for urban or industrial development. The economic development offices in each County, along with Virginia Economic Development Partnership (VEDP), maintain a database of available property and land use characteristics as a resource for the site selection process. The Brunswick County IDA, Mecklenburg County IDA, Halifax County IDA, along with Virginia's Growth Alliance and the Southern Virginia Regional Alliance, are utilizing the internet to market available buildings and sites. Inventory information is housed in a statewide database facilitated by the Virginia Business Ready Sites Program, created by VEDP, and is updated locally as availability changes. Virginia's inventory of certified sites is far smaller than that of peer states, particularly for large scale sites.

The Mid-Atlantic Advanced Manufacturing Center (MaMaC), located in Greensville County which borders the District to the east, is a 1,600-acre mega-site located on Interstate 95. It sits along the mainline CSX railway with direct access to the Port of Virginia. It is targeted for large scale industry such as automobile manufacturing. The site is being funded by local and regional efforts, as well as, state and federal grant agencies. The City of Emporia and Mecklenburg County have joined with Greensville County to create a Regional Industrial Facilities Authority with a revenue sharing agreement



to further develop the site. The site is publicly owned and has been cleared of standing timber. Water service and road access are in place and all environmental reports have been completed and accepted by governing agencies. An Army Corp permit can be obtained within 90 days of a client's site plan review, making it the most shovel ready mega-site in Virginia.

Incentives are provided for businesses that locate in Virginia Enterprise Zones (VEZ). The VEZ program is a partnership between state and local government that encourages job creation and private investment by utilizing grant funding and locality incentives. Currently, the Region has two VEZ's, the Brunswick/Mecklenburg and the Halifax/South Boston Zone.

WORKFORCE

At the end of 2019, unemployment rates for the District were lower than they had been in two decades at 4.1%. When the COVID-19 pandemic struck in early 2020, unemployment skyrocketed, reaching 10.9% by April 2020. Some of the Region's top employment sectors were particularly hard hit, namely retail trade, accommodation providers, and food services. At the time of this Update, multiple economic recovery efforts and projects were underway to mitigate economic damages and develop plans to guide the District through recovery.

The Virginia Career Works, a Virginia Employment Commission initiative, links prospective workers with employers and workforce training opportunities. It offers an array of links to assist job seekers in finding local job openings, on-the-job training, apprenticeships, and short-term training courses to fast track them into high demand jobs. Career Centers in South Boston and South Hill serve area residents.

VEC TOP EMPLOYMENT BY INDUSTRY (4TH Q 2022)

1. *Government - 4,784*
2. *Health Care & Social Assistance - 4,222*
3. *Retail Trade - 3,313*
4. *Manufacturing - 3,266*
5. *Accommodation & Food Services - 2,060*
6. *Transportation & Warehousing - 1,616*
7. *Administrative, Support, Waste Management - 1,438*

Historically an agricultural, textile, and manufacturing region, the workforce and economy have both experienced losses over the last couple of decades. However, recent years have seen an increase in more diverse employment opportunities through innovative recruitment efforts. Local government, which includes school systems and healthcare, supported the highest employment numbers, followed closely by retail trade and manufacturing. The retail sector was led by gasoline stations, motor vehicle sales and parts dealers, and food and beverage stores.



The SPDC is on a continuous mission to facilitate the funding of projects resulting in higher paid workforce for the betterment of the Region. The Lake Country Advanced Knowledge Center (LCAKC) in South Hill and Southern Virginia Higher Education Center (SVHEC) in South Boston are integral partners in this objective and have a tremendous impact on regional workforce training.

Phase I of The Great Opportunities in Technology and Engineering Careers (GO-TEC) collaborative is nearly complete. The primary goals are to expand existing curriculum offered by its six higher education partners

and build a regional system for career training in IT and advanced manufacturing. Additionally, the program seeks to develop a pipeline beginning in middle school to increase the number of students entering the targeted five training areas including precision machining, welding, IT/cyber security, robotics, automation/mechatronics, and advanced materials development for emerging technologies. Phase II is a nearly \$10 million project that will create a strategic talent pipeline initiative designed to attract twelve new companies within ten years, creating up to 600 new jobs with average salaries of \$61,250. Additionally, this project has the potential for up to \$100 million in new investment in the Commonwealth.

HOUSING

Housing plays an essential role in the health of an overall community including the recruitment of new businesses and industries to an area. As of June 2020, SPDC staff had ongoing housing improvement projects totaling \$6,345,414 in place. These projects primarily focus on the rehabilitation of deteriorating houses of low-income residents for their safety and improvement of quality of life. Some of the most affordable housing in Virginia can be found in the Region with median household values averaging \$118,900. The Virginia median housing value is \$264,900, exceeding the national average of \$204,900.



The housing stock in the Region is mostly single-family detached homes, 21% of these are mobile homes. There were only 1,205 new homes constructed from 2010-2018, reflecting a sharp decline from the previous decade which saw 5,114 new homes constructed. This decline was observed over the same period at both the state and national levels which each reported 70% fewer homes built.

Data reported through 2018 listed 45,351 total housing units in the Region. Of these, 71% (31,888) were occupied and 29% (13,463) were vacant. The Virginia vacant housing average is 10%. The reported number of vacant houses has been questioned by locals who live and work in the area. Daily observation leads them to believe the actual number of vacant homes is far less than the reported 29%. It is theorized that many of the homes reported as “vacant” are unreported rental properties. Of the reported occupied units, 72% (23,069) are owner occupied and 28% (8,819) are tenant occupied. The median gross rent for the area is \$672 per month, which is approximately one half that of the Virginia average of \$1,202. Another indicator of housing health is the number of structures without indoor plumbing. As of 2018, 211 houses lacked plumbing and 187 lacked kitchen amenities. This trend shows an increase of 53 houses that lack plumbing and 72 houses that lack kitchen amenities since the 2012-2016 reporting period. The SPDC partners with the Southside Outreach Group to facilitate a housing rehab program which specifically addresses these issues as each case is identified.

Several adaptive reuse projects creating mixed-income, multi-family housing from vacant buildings occurred across the Region from 2015-2020. This was accomplished by leveraging grant funds with public/private partnerships to remodel historic commercial scale buildings such as tobacco warehouses and old school complexes. The projects in Halifax County included the Imperial Lofts, New Brick Historic Lofts, and Halifax Lofts. These new complexes offer an additional 128 housing units. Of these units, about half are market rate rentals, the rest are affordable housing units. Historic features have been preserved and highlighted, as these projects utilized federal and state historic rehabilitation tax credits.

Mecklenburg saw the completion of the Groom School, the Lofts on Franklin, and Briar Cliff Apartments. The Groom School was remodeled utilizing historic tax credits allowing developers to preserve the nostalgic presence of the building. It features 55 low income housing units with an onsite playground. Similarly, the Lofts on Franklin is a remodeled historic school building. Each individual apartment and its upscale restaurant prominently feature



the preserved schoolhouse character. The Lofts on Franklin and Briar Cliff Apartments have a combined total of 45 market rate, modern units filling the ever-growing demand for this style of housing. The Planters Brick Tobacco Warehouse in Clarksville is entering into Phase 2 of construction of the 14,500 square feet multi-use facility. Upon completion it will

include 27 apartments and an onsite restaurant. The SPDC, along with local governments, are continuously seeking additional opportunities for public/private partnerships to facilitate the rehab of existing commercial structures into much needed housing units.

Health Services and Public Safety

HEALTHCARE

According to the Robert Graham Center of Policy Studies in Family Medicine and Primary Care, about 12% of Virginia's population lives in rural counties and 11% of Virginia's family physicians work in these counties. Approximately 24% of Virginia's residents live in underserved counties with more than 2,000 persons per family doctor, including the Southside District. These figures exclude physicians who work primarily in hospital settings to get more accurate data on local access to primary care medicine.

In late 2017, the region welcomed the opening of a new state-of-the-art 167,000 square-foot hospital facility in South Hill. VCU Health Community Memorial Hospital (VCU Health CMH) is a 70-bed facility with a staff of 177 providers representing 26 medical specialties, clinical research, and virtual medicine. The new VCU Health CMH is one of the area's largest employers with over 800 employees. Housed on the same campus, the C.A.R.E. Building is a physicians' office and education complex offering comprehensive medical and dental services for the entire family. The western end of the District is served by the 192-bed Sentara Halifax Regional Hospital located in South Boston. The Sentara Halifax Dental Clinic in South Boston focuses on Medicaid-eligible and underinsured children under age 18. Both localities offer modern medical care such as cardiac services, MRI's, hemodialysis, and other specialized treatments. As recently as ten years ago, local citizens would have to travel to Richmond or Raleigh for access to these same life sustaining services. Critically injured or ill patients requiring the highest level of medical care are seamlessly transported via medical helicopter to Level-1 Trauma facilities in regional urban areas.



The Region has a total of seven inpatient rehabilitation/long-term care facilities to support its aging population.



The VCU Massey Cancer Resource and Research Center, located in Lawrenceville, offers one-on-one and group support to individuals, public awareness, and education. The Center is funded partially by the Virginia Commonwealth University Health System and the Tobacco Commission. The Center also hosts a veterans' support group. The eastern end of the District is serviced by the VCU Health CMH/Massey Cancer Center which is

provided in the Hendrick Cancer & Rehab Center and the Solari Radiation Therapy Center and provides not only clinical care but also provides clinical research and training. With above average cancer rates across the Region and rates on the rise in both Brunswick and Halifax counties according to the Center for Disease Control, these resources are a true lifeline to many residents.

PUBLIC SAFETY

Each county in the District is serviced by its own E-911 communications call center and a county Sheriff's Department. Sheriff Deputies respond to citizen calls for assistance, serve court issued warrants and subpoenas, and in most areas provide school security. The Virginia State Police (VSP) provides troopers for each county as well. Their primary focus is on traffic law enforcement and accident investigations. Halifax and Mecklenburg both lie in VSP Division 3 and host area field offices in South Boston and South Hill. Brunswick County is in VSP Division 5. The larger incorporated towns each have police departments with officers that patrol and respond to calls for service within town limits. These agencies have a long history of providing mutual aid and assistance to one another to ensure officer and public safety.

In most rural areas, the backbone of emergency services is its volunteers. The ever-increasing number of emergency rescue calls has led many localities to utilize combination departments. These departments are comprised of both volunteer and paid staff to ensure residents are adequately protected twenty-four hours a day. Many of the local volunteers are experienced, highly trained emergency services responders that work professionally at one of the urban departments within an hour's drive of the Region. We are fortunate to have volunteers who invest their time and lifesaving skills in their home communities. The Region is comprised of 27 fire departments. Coverage areas, referred to as fire districts, average 75 square miles and range in size from 21 to 177 square miles. There are ten Emergency Medical Services (EMS) departments within the District that average 205 square miles in size.

OFFICERS/DEPUTIES PER DEPARTMENT

- Brunswick Co. - 40
- Alberta - 1
- Brodnax - 1
- Lawrenceville - 6
- Mecklenburg Co. - 52
- Boydton - 1
- Clarksville - 7
- Chase City - 10
- La Crosse - 1
- South Hill - 20
- Halifax Co. - 45
- Halifax - 5
- South Boston - 28



Each of the three member Counties has a Department of Emergency Management which coordinates efforts between the various public safety departments. These departments are typically responsible for preparedness and the coordination of response to hazardous material spills, search and rescue missions, natural disasters, and mass casualty incidents. The Region sits aside 70,000 total acres of lake which draws over one million visitors per year. Area public safety agencies provide water rescue and underwater recovery trained dive teams who can be further supported by the Virginia State Police SCUBA team when needed.

Education and Workforce Training

PRIMARY AND SECONDARY

The Region currently offers all basic educational opportunities but continues to strive for excellence. Overall, there is an 80.8% high school graduation rate and 16.5% continue to obtain a bachelor's degree or higher compared to the Virginia averages of 92.5% high school graduates and 40.9% obtaining a bachelor's degree. In 2019, the Region was home to 10,639 children attending public schools. Halifax County, with 4,896 students has six elementary schools, two secondary schools, and one private K-12 school with 52 students. Brunswick County's 1,538 public school students attend one of three elementary schools or the two secondary schools. Approximately 328 students attend Brunswick Academy, a private K-12 school. Mecklenburg currently has four elementary schools, and four secondary schools serving 4,205 students. Ground has been broken in Mecklenburg County on a new combined secondary school complex which will serve over 2,300 students and include many state-of-the-art facilities. It is slated for opening in fall of 2021. The Virginia Department of Education 2020 Accreditation Report indicates that all schools in Halifax and Mecklenburg were accredited. Brunswick had two schools accredited with conditions while the others in the County were fully accredited.



A variety of training and educational workshops are offered by the Virginia Cooperative Extension, a program through Virginia Tech University. Programs include Agriculture and Natural Resources, Family and Consumer Services, and 4-H Youth Development. A variety of summer day camps are offered to area youth focusing on gardening, food preservation, and other forgotten life skills. The Region is host to many additional opportunities through public/private partnerships such as Microsoft STEM and coding educational events for area youth.

SOUTHSIDE VIRGINIA COMMUNITY COLLEGE



Southside Virginia Community College (SVCC) is the primary higher education entity in the Region. It has two local campuses, one in Alberta and the other just outside of the District in Keysville. SVCC satellite locations across the area improve access to higher education and advanced training. Satellite locations include the Lake Country Advanced Knowledge Center (LCAKC) in South Hill, Estes Community Center in Chase City, and the Southern Virginia Higher Education Center in South Boston. Many of today's students are encouraged to obtain lucrative trade skills. These efforts begin at the high school level with Career and Technical Education (CTE) offering courses such as nursing, cosmetology, agriculture, and automotive repair.

Area high school students may take dual enrollment courses at the newly renovated Center for Information Technology Excellence (CITE), pursue Industrial Electrical and HVAC training, or learn Welding skills at the LCAKC. Each program allows students to earn a college certificate and pursue industry recognized credentials. Adult students have the same opportunities to learn in these high-tech training labs. This training is supported by regional economic developers as it is instrumental in supporting resilient regional economies and producing the high-quality workforce needed by local employers.

SVCC offers Old Dominion University's Distance Learning program enabling students who live in remote locations to earn bachelor's and master's degrees from a four-year university much closer to home. This program also offers several doctoral and teacher licensure programs and is available at SVCC's Alberta, Keysville, and South Boston locations.

Workforce Development Services through SVCC aligns education with economic development to enhance

training programs for local workers. Tradesman Training provides the required continuing education hours for new and renewing license holders for plumbers, HVAC technicians, electricians, and gas fitters. Truck Driver, Nurse Aide, Phlebotomy, and Solar career training programs are also available, among others. A partnership between Mecklenburg Electric Cooperative, Southside Electric Cooperative, and SVCC led to the creation of a Power Line Worker program with training facilities are located just outside of the District.

SOUTHERN VIRGINIA HIGHER EDUCATION CENTER

Great strides have been made across the Region to make higher education and advanced workforce training accessible to rural communities. The mission of the Southern Virginia Higher Education Center (SVHEC) is “to advance southern Virginia’s economic potential through education, innovation, and collaboration”. The SVHEC’s Career Tech Academy (CTA) is a partnership with SVCC that offers training in Mechatronics and IT skills development. This year-long hands-on program is available to 11th and 12th grade high school students from Charlotte, Halifax, and Mecklenburg Counties. Additional workforce training programs offered at the SVHEC include Welding and HVAC. Soft skills training, resume preparation, mock interviewing, job search, and employment placement are incorporated throughout these programs to best prepare students for entry into the workforce.



The SVHEC also provides access to four-year colleges close to home as well as post-baccalaureate advanced technical courses with the Commonwealth Graduate Engineering Program, a post-baccalaureate distance learning program for engineers and scientists practicing in the state of Virginia. In response to the increasing demand for STEM workers, the innovative Commonwealth STEM Industry Internship Program was developed to place area undergraduate STEM students with Virginia based companies. These internships opportunities jump start area students into lucrative, high paying careers.

ADDITIONAL HIGHER EDUCATION

The Institute for Advanced Learning & Research in Danville offers internships to both recent high school graduates and college students. Its Advanced Manufacturing Training Program takes machining skill training and knowledge to the next level, prepping students for leadership roles within the industry. Two traditional college campuses, Longwood University and Hampden-Sydney College, are located just outside the District in Farmville for students seeking the traditional college life experience.

Cultural and Recreational Resources

The Region is extremely fortunate to have an abundance of history, open spaces, natural resources, waterways, and trails and should capitalize on its natural aesthetics for recreation, tourism, and economic growth. As of June 2020, the SPDC had \$2,376,627 of active funding in place for various trails and recreational projects to promote tourism and enhance the quality of life of residents.

CULTURE AND HISTORY

The Region is rich in Native American history influenced by the Tutelo, Meherrin, Nottoway, and Occaneechee Indians. The Occaneechee were prominent fur traders of the 17th century with a settlement on an island in the Roanoke River near Clarksville. Their trade routes, connecting English settlers in eastern Virginia and the Cherokee



Tribes of western North Carolina, laid the path for modern day Interstate 85. The visitor center and museum at Occaneechee State Park introduces visitors to Native American history and the indigenous Occaneechee people. Fort Christanna in Brunswick County, originally founded in 1714, was at that time the western most European outpost. It is open for visitors to explore its 26 acres of walking trails with markers detailing the forts history.



The Region offers several cultural educational sites including the; South Boston-Halifax Museum of Arts and History, L. E. Coleman African American Museum in Halifax County, Tobacco Farm Life Museum in South Hill, Brunswick Museum and Visitors Center, and Brunswick County Byways Visitor Center located in Lawrenceville. Educational equality for many Virginians began on the back roads of Southern Virginia. The Civil Rights in Education Heritage Trail is a self-guided driving tour tying together these historically significant sites.

The fine and performing arts are well represented by The Prizery in South Boston, the Halifax County Little Theater, Clarksville Fine Arts Center, and the Colonial Center for the Performing Arts in South Hill. Both the Prizery and the Colonial Center are registered on the National Register of Historic Places. Each of these theatres is home to active community theatre groups which produce quality entertainment showcasing local talent.



Berry Hill Resort, circa 1728, is a National Historic Landmark. This historic plantation encompasses 650 acres and features a conference center, spa, tavern, hiking trails, and boxwood maze. Prestwoud Plantation in Clarksville, built in 1794, is described as “the most complete gentry home in Virginia” and is open to the public. MacCallum More Museum & Gardens in Chase City offers 6 acres of gardens with pathways adorned by artifacts, statuary, and architectural elements from around the world. The museum features rotating exhibits and a Native American artifact collection which contains over 50,000 pieces collected from the area. The Kennon House was built in 1792 and is a Historic Landmark in Brunswick County. Today, it is operated as an upscale dining establishment frequented by tourists and locals alike.

RECREATION



The abundant beauty of the rural landscape drapes an area steeped in history and natural resources just waiting to be enjoyed. The Region is home to many miles of nature trails and waterways. The Southern Virginia Wild Blueway winds its way through Halifax and Mecklenburg Counties, incorporating the Dan, Staunton/Roanoke, and Banister Rivers, as well as, Buggs Island/Kerr Lake. Wildlife abounds for over 100 miles of navigable water and natural beauty. Visitors can paddle, fish, or picnic for a couple of hours at a lakeside recreation area or stay overnight at one of the areas 700+ camp sites or 30+ cabins provided by the various state and local parks.

There are approximately 1,100 miles of existing and proposed bicycle and pedestrian trails throughout the Region offering both on- and off-road experiences. The area is home to portions of US Bike Route 1, East Coast Greenway, and the Beaches to Bluegrass Trail. Countless opportunities await visitors for viewing the flora, birds, insects, and other wildlife along the Virginia Birding and Wildlife Trail, as well as, on the Tobacco Heritage Trail. The Tobacco Heritage Trail segments its way across Brunswick, Halifax, and Mecklenburg Counties following the



abandoned paths of former railways. Trailheads in Boynton, Brodnax, LaCrosse, and South Boston allow for parking and easy access to the trails for walking, biking, and horseback riding. Picnic areas and four comfort stops with restrooms are positioned along the Trail.



Each year, hundreds of area children participate in organized sports including baseball, softball, basketball, soccer, football, and golf. The Region offers nine golf courses and several outdoor recreational pool facilities. A highlight in area youth sports is Parker Park, a beautiful, state-of-the-art sports facility in South Hill. Park amenities include: 9 lighted baseball/softball fields, indoor baseball/softball training facility, 3 basketball courts, sand volleyball court, and two concession areas with restrooms. The park frequently hosts district, state, and national baseball and softball tournaments and has hosted several World Series tournaments.

Sports fishermen enjoy the variety of fish available in Buggs Island/Kerr Lake and Lake Gaston which have hosted many national fishing tournaments. Top sports fish are Bass, Striped Bass, Walleye, Bream, Crappie, Perch, and Catfish. The International Game Fish Association's reigning world record Blue Catfish weighing 143 pounds was caught in 2011 from Buggs Island/Kerr Lake. There are 26 Wildlife Management Areas surrounding the lake which provide year-round opportunities for hiking, wildlife viewing, birding, and more. The lake is managed by the U. S. Corps of Engineers and features the John H. Kerr Dam, a concrete gravity dam with seven electricity-producing turbines. It is the 4th largest dam in the country and connects Virginia and North Carolina via Route 4. Wildlife viewing is particularly popular just below the Dam, where waterfowl, bald eagles, and even the elusive river otter can be observed year-round.



The Staunton River State Park offers RV, tent, and cabin camp sites, equestrian trails and stalls, walking trails, swimming pools, and a magnificent view of the confluence of the Dan and Staunton Rivers, forming the headwaters of Buggs Island/Kerr Lake. It is also the first designated Dark Sky location in the Commonwealth, offering monthly observations of special astronomical events. A Dark Sky area is devoid of artificial lighting to allow visitors to enjoy the true brilliance of celestial bodies in the night sky.

Occoneechee State Park on Buggs Island/Kerr Lake offers historical trails with markers, a Native American museum, camping, fishing, boating, sheltered picnic tables, playground, and lake front amphitheater. The recent addition of an outdoor splash pad has become a fan-favorite among area youth. North Bend Park is located at the John H. Kerr Dam on Buggs Island/Kerr Lake. It offers many camping sites, each with a swim beach. North Bend Park also has a large day use area with picnic shelters, 3 boat launching ramps, an amphitheater, and several hiking and biking trails.



FESTIVALS AND EVENTS

The Region hosts many annual festivals including the Halifax County Heritage & Antique Machinery Festival, the Virginia Cantaloupe Festival, the Taste of Brunswick (Stew) Festival, and the Virginia Lake Fest in Clarksville. These events draw crowds from across the state generating an influx of revenue for local retailers. Chase City and Halifax County host traditional country fairs each October, which are enjoyed by both young and old alike.



Active community organizations keep residents entertained and engaged with a calendar full of local events. Outdoor, summer concert series are held in towns across the area. They feature regional and East Coast artists from a variety

of musical genres. These family friendly events are well attended and most entertaining. Local wineries, breweries, and distilleries are open for tastings and host larger scale events throughout the year. Organized fun runs and walks, 5k races, and other events are common along the Tobacco Heritage Trail. The Region is also host to various equestrian and ATV trail ride events.



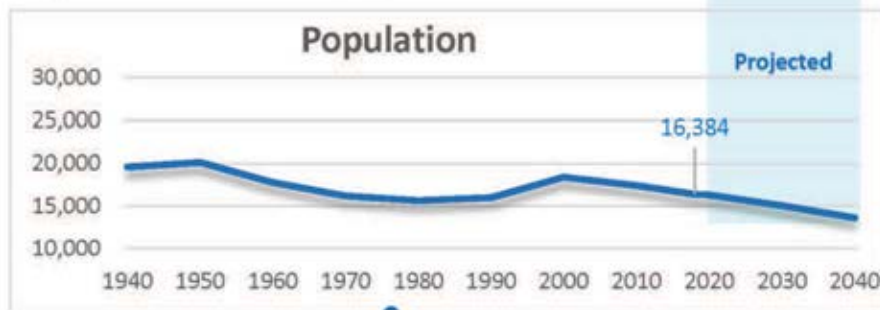
Each holiday brings with it a selection of happenings. Local communities host various Valentine's Day dinners and dances, Easter egg hunts, firework displays, Memorial Day celebrations, haunted houses, parades, and festive Christmas celebrations to name a few. These events support the local economy while strengthening community bonds.





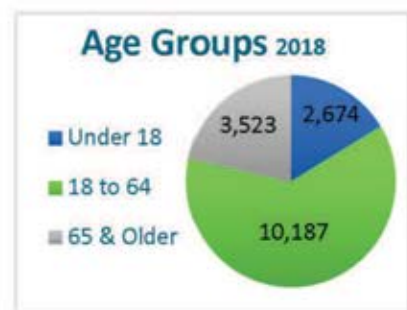
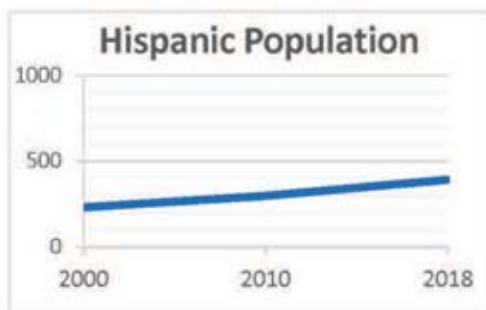
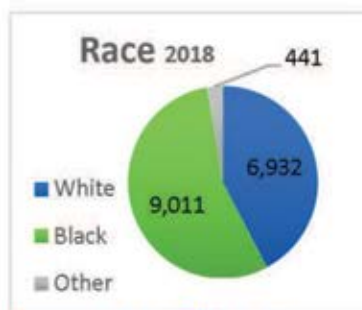
COMMUNITY FACT SHEETS

Brunswick County Population and Demographics

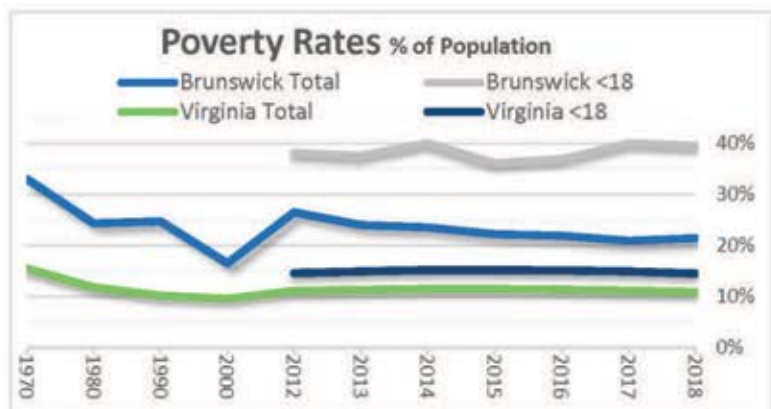
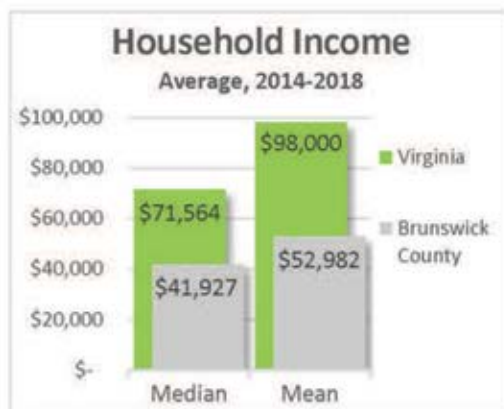


Population Facts

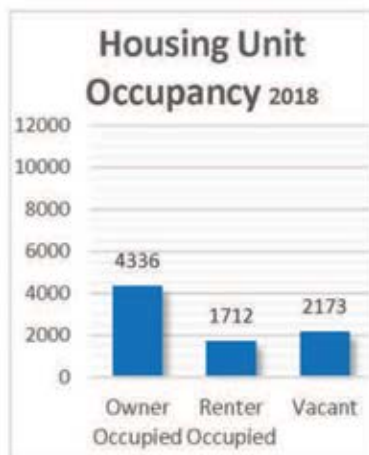
2018 Population Estimate: 16,384
2010 Population Census: 17,434
Growth Rate 2010-2018: -6.02%
2018 Median Age: 43.2
2010 Median Age: 41.3



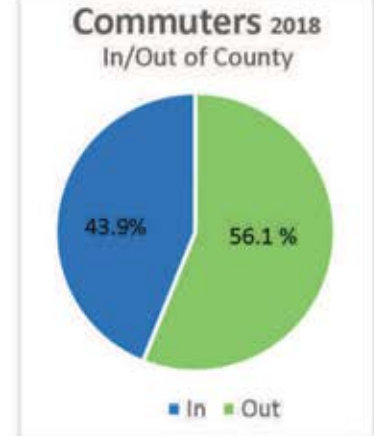
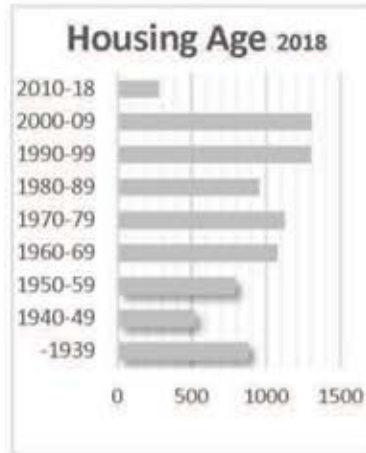
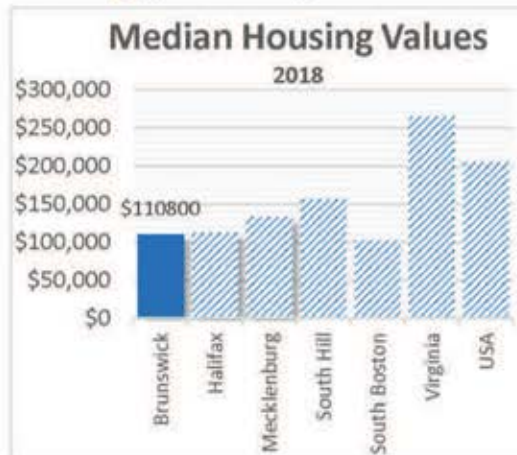
Income and Poverty



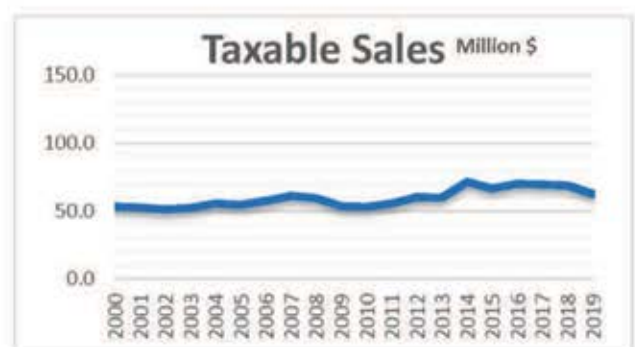
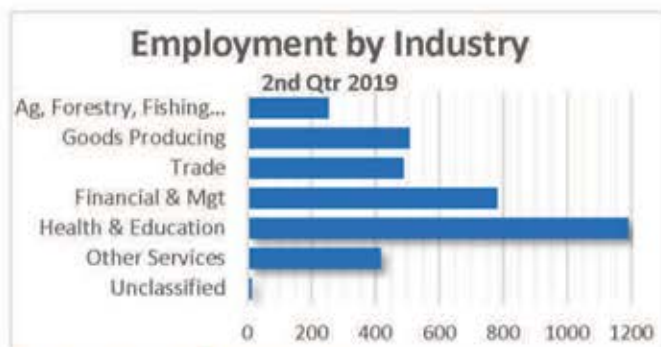
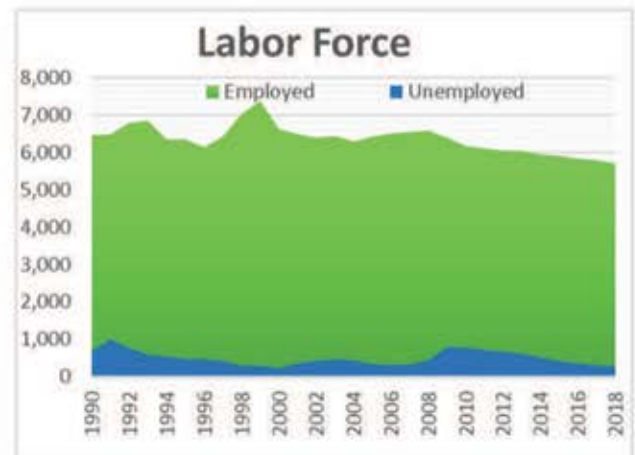
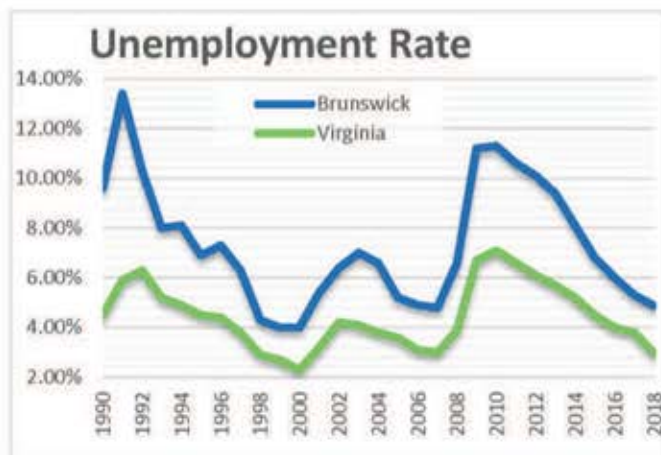
Housing



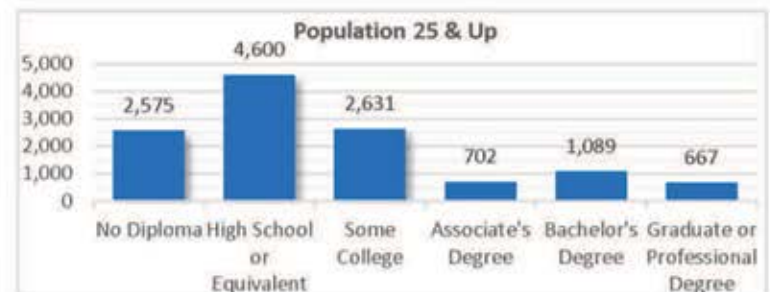
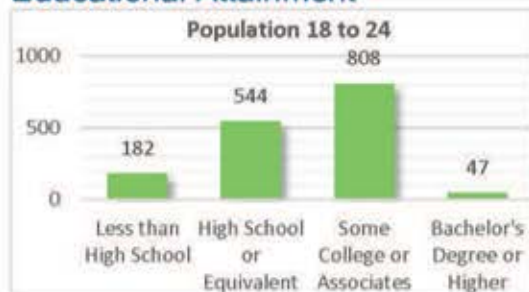
Housing (continued)



Employment & Industry

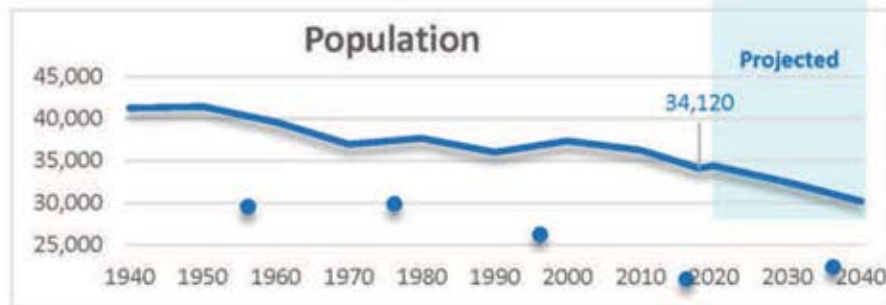


Educational Attainment



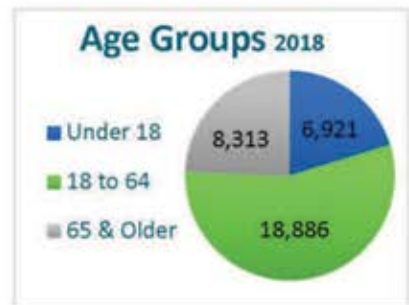
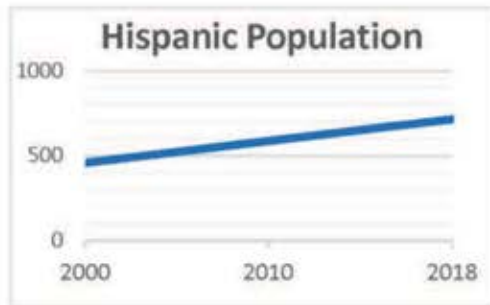
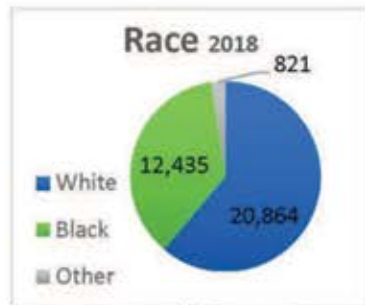
Halifax County

Population and Demographics

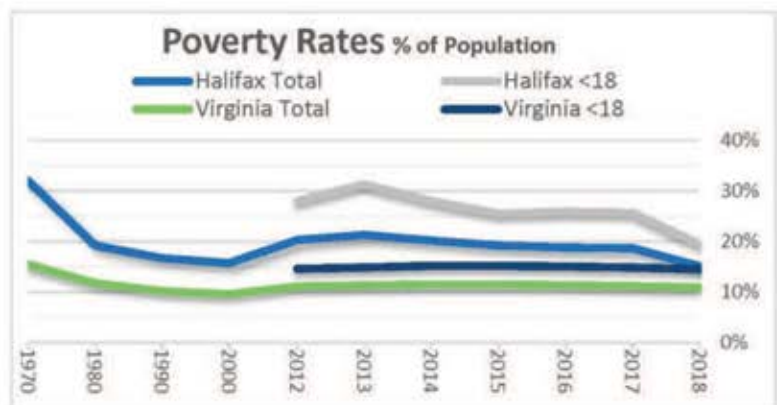
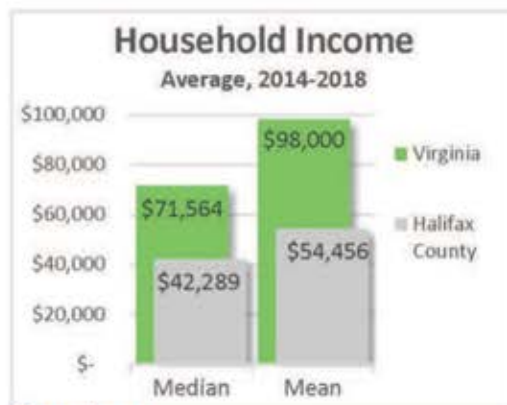


Population Facts

2018 Population Estimate: 34,120
2010 Population Census: 36,241
Growth Rate 2010-2018: -5.85%
2018 Median Age: 43.2
2010 Median Age: 44.7



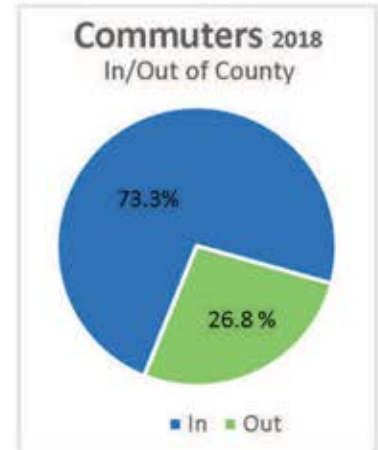
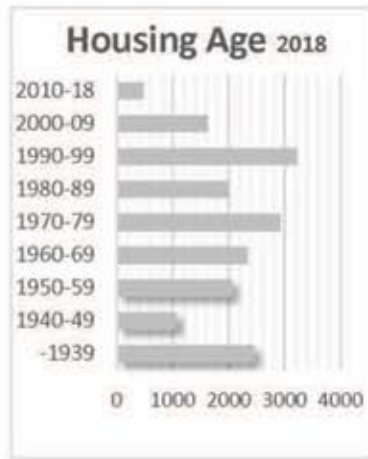
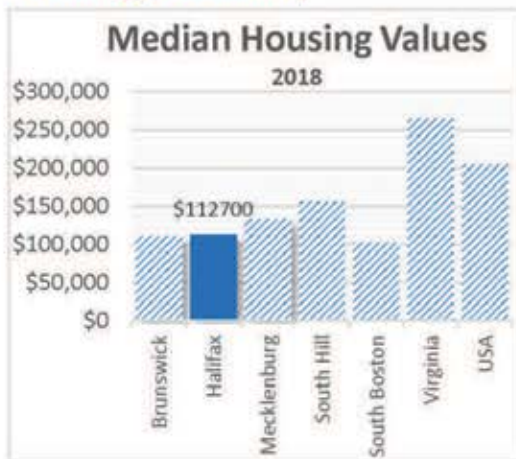
Income and Poverty



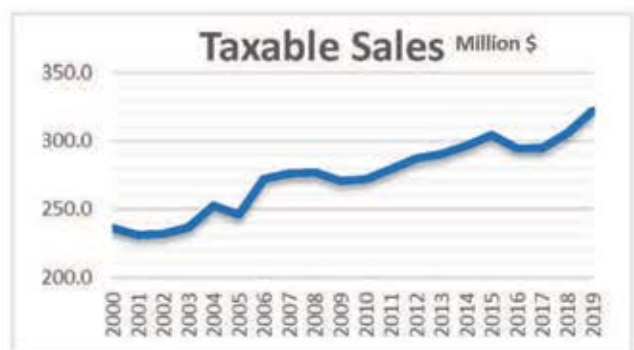
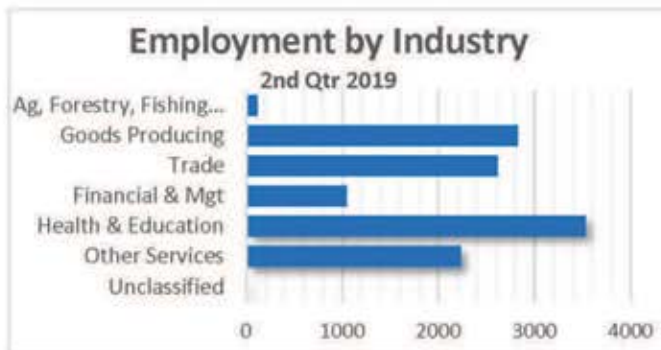
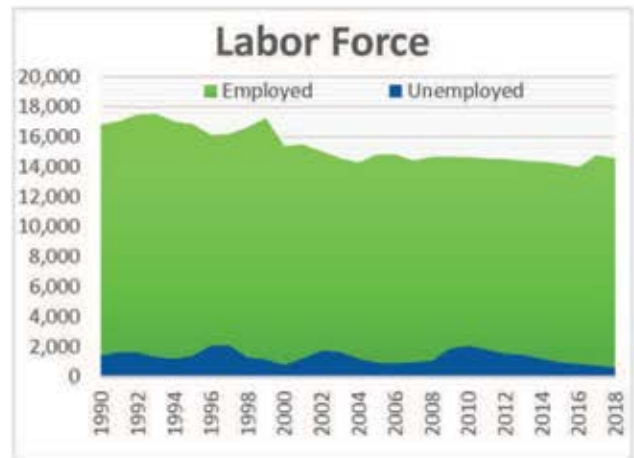
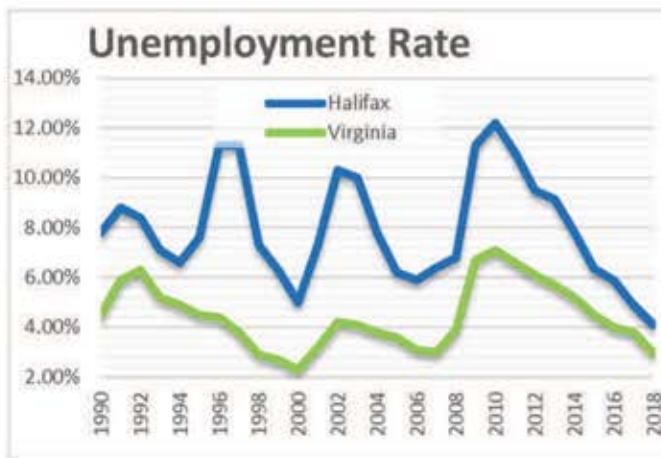
Housing



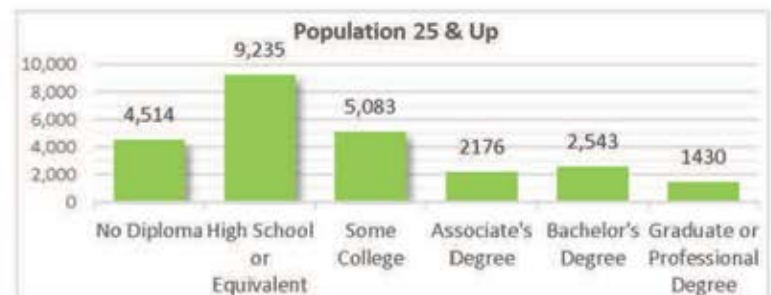
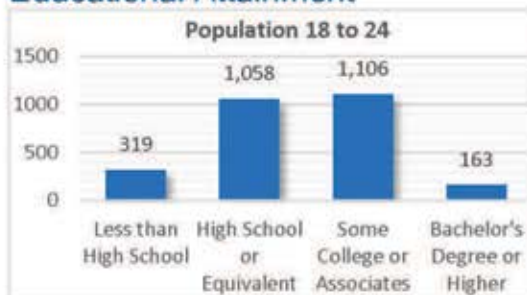
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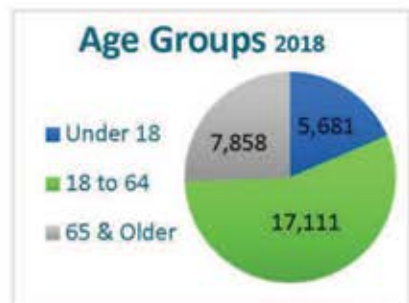
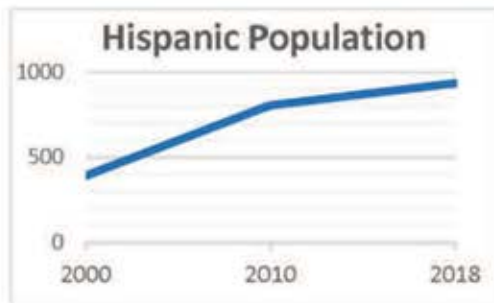
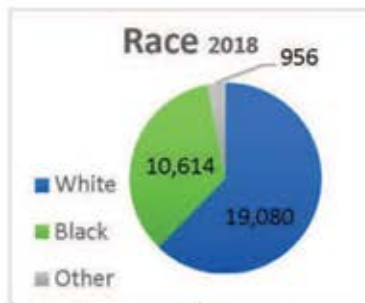
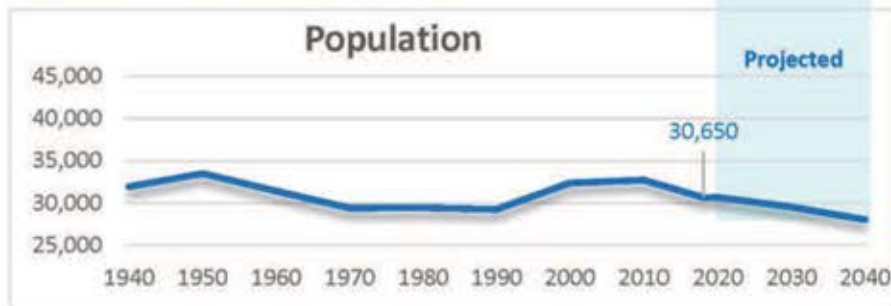
Employment & Industry



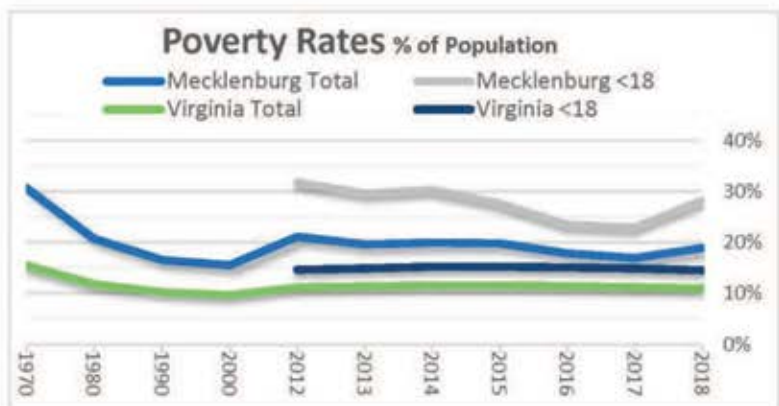
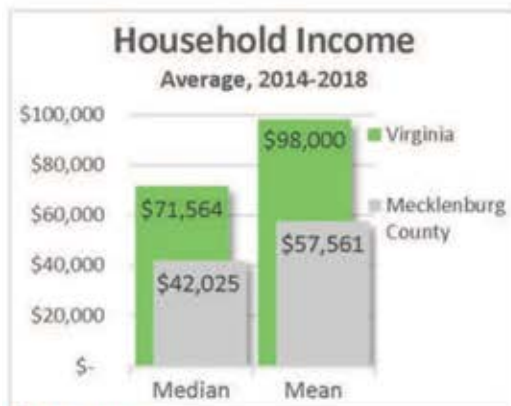
Educational Attainment



Mecklenburg County Population and Demographics



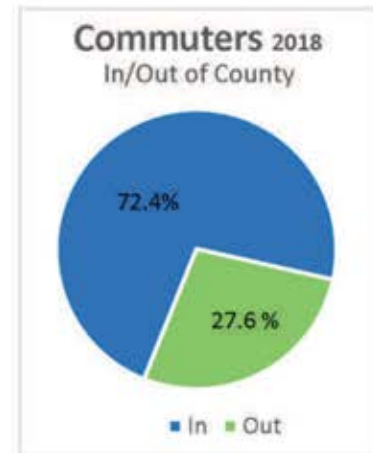
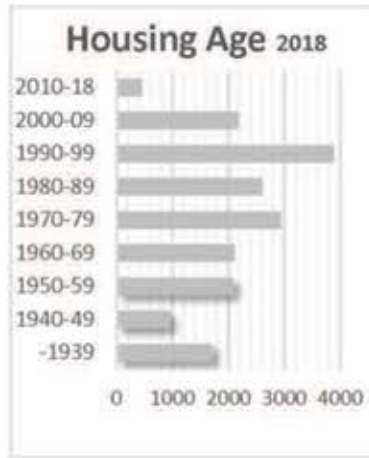
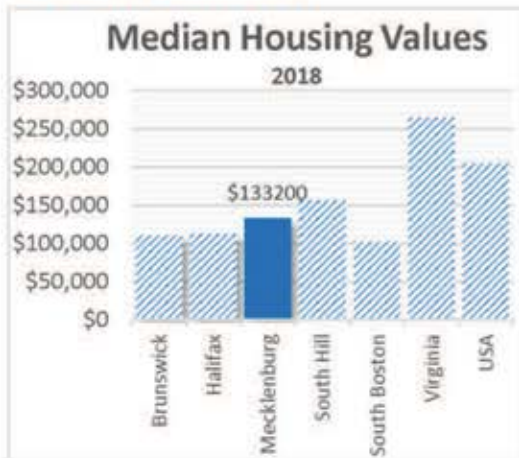
Income and Poverty



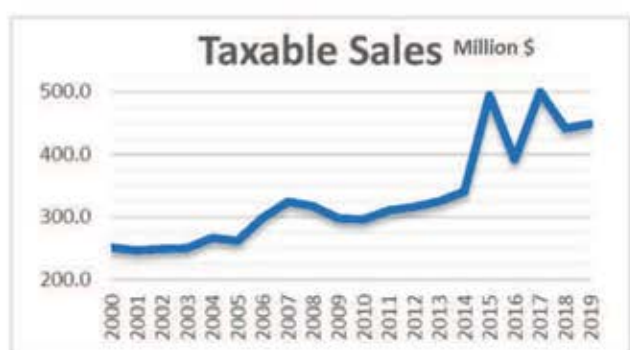
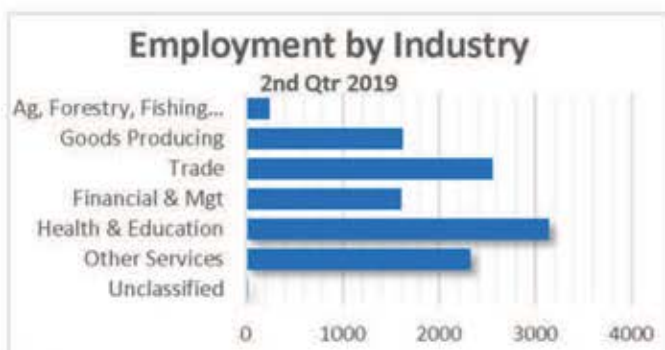
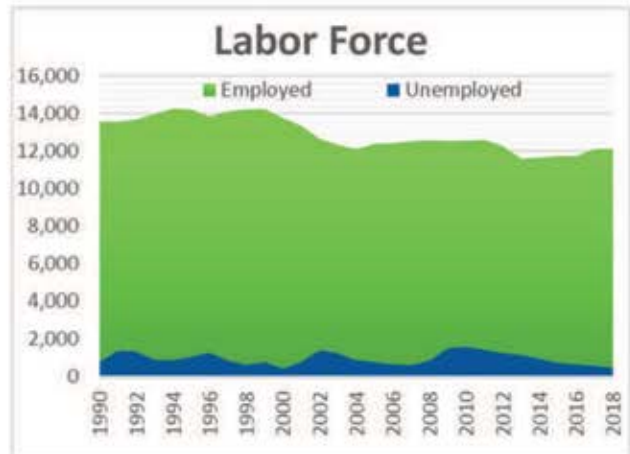
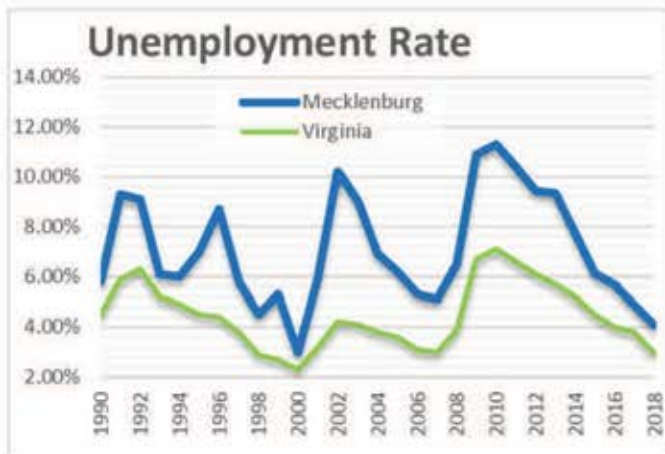
Housing



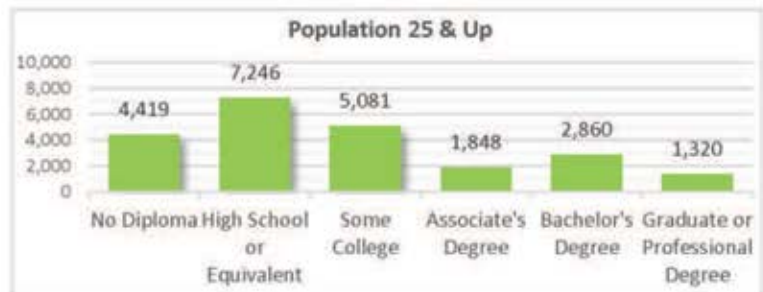
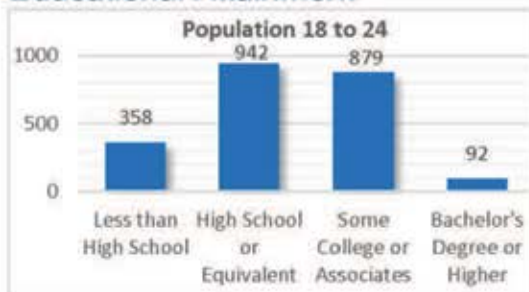
Housing (continued)



Employment & Industry

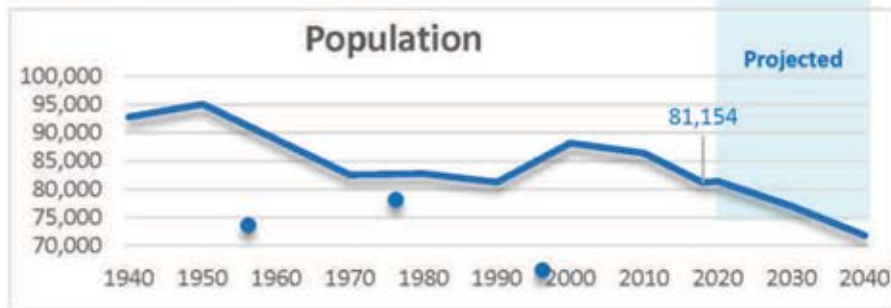


Educational Attainment



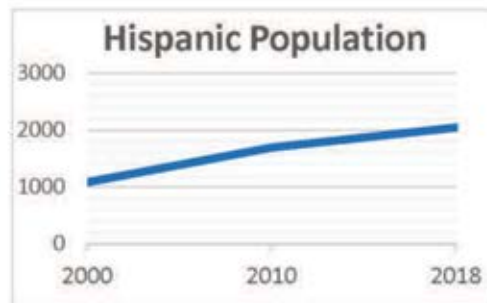
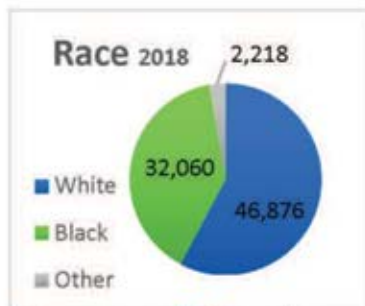
Southside Planning District

Population and Demographics



Population Facts

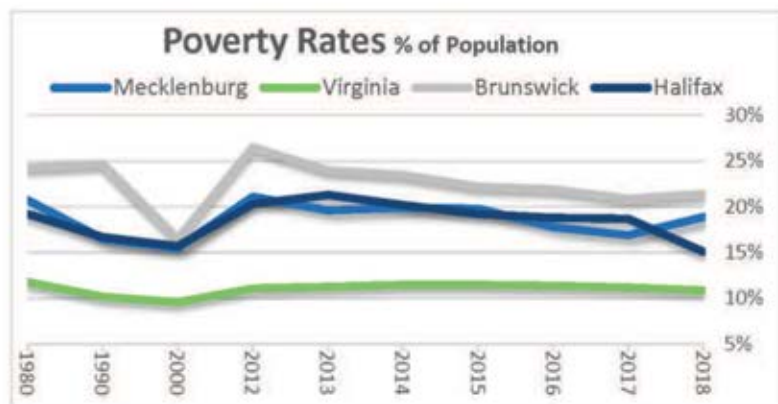
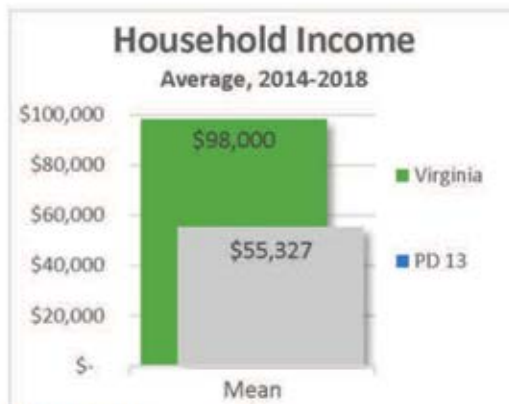
2018 Population Estimate: 81,154
 2010 Population Census: 86,402
 Growth Rate 2010-2018: -6.07%



Age Groups 2018



Income and Poverty



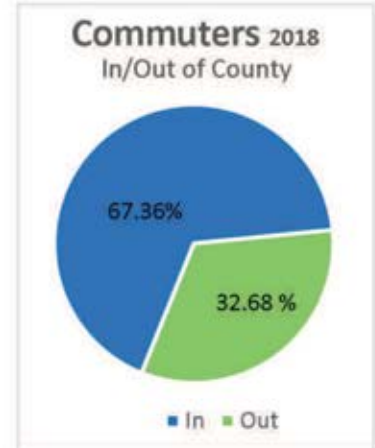
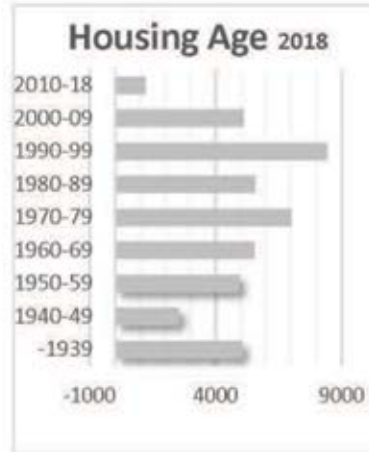
Housing



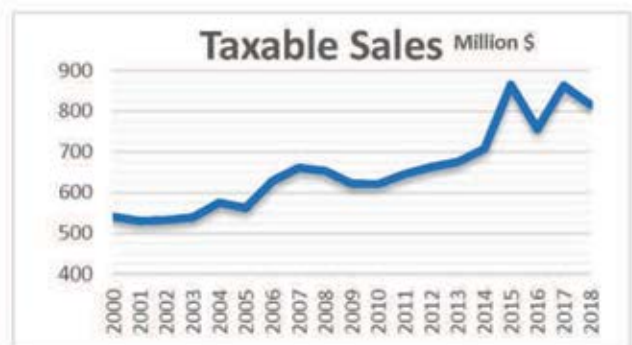
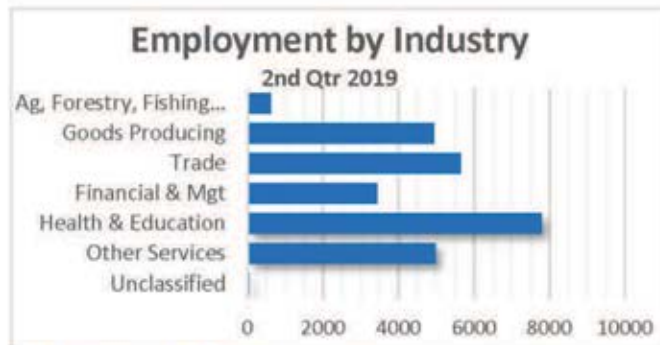
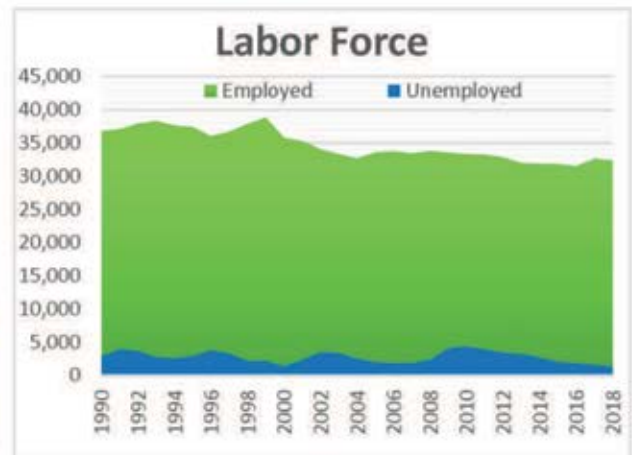
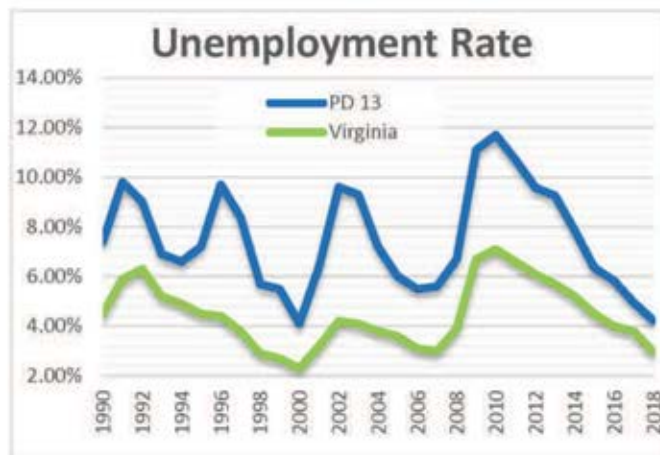
Housing Estimates 2018

Housing Units Estimate: 45,351
 Vacant Units / Occupied:
 13,463 / 31,888

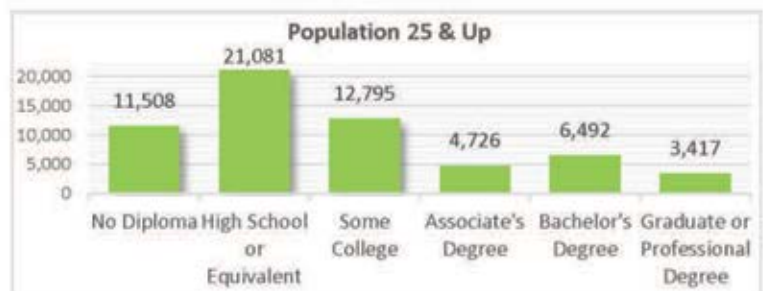
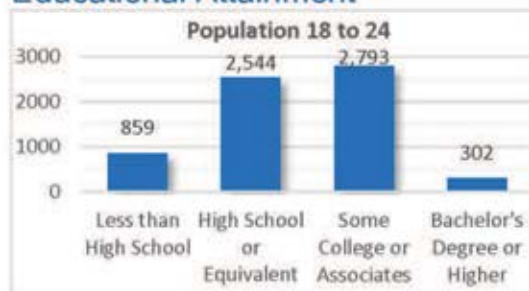
Housing (continued)



Employment & Industry



Educational Attainment





S.W.O.T. ANALYSIS

A key component of the CEDS process is the input of the CEDS Committee. A Community Input Session was held by the SPDC on December 17, 2019 to conduct the SWOT analysis. Participants included the CEDS Committee, in addition to leaders representing various economic sectors throughout the District. A total of 28 persons attended representing private industry, Virginia career institutions, healthcare facilities, workforce development centers, utility companies, economic development offices, and local government entities. The Berkley Group, a local government consulting firm, facilitated the event. After a directional presentation, participants were divided into small groups to perform the SWOT exercise. Each of the groups was provided a questionnaire to be completed and then compiled by SPDC staff for inclusion in the CEDS. The SWOT analysis shapes the vision, goals, objectives, and performance measures inclusive of the CEDS.

STRENGTHS

Competitive Advantages

- *Workforce Training - Strong, on-going effort*
- *Businesss Friendly*
- *Business Cost, Land Cost, & Tax Structure*
- *Education - New High School Buildings*
- *Digital Infrastructure - Strong, on-going effort*
- *Outdoor Recreation Assets*
- *Historical/Cultural Tourism*
- *Healthcare - New hospital facility*
- *Diverse Region*
- *Proximity to Seaports, Airports, & Hwys*
- *Open Land/Natural Resources*
- *Infrastructure, Water, Sewer, Fiber & Rail*
- *Easy Partnership with Local Government*

WEAKNESSES

Competitive Disadvantages

- *Education - School system improvement*
- *Rural Broadband - Last mile deployment*
- *Public Transportation System*
- *Lack of childcare facilities*
- *Attraction of Young Professionals*
- *Skilled Workforce - More workers, training*
- *Lack of Capital & Entrepreneurship*
- *Perception of Rural Areas*
- *Outmigration of Youth*

OPPORTUNITIES

Regional Improvement or Progress

- *Technology/Microsoft*
- *Healthcare*
- *Advanced Manufacturing & Distribution*
- *Agriculture/Forestry*
- *Retail*
- *Cultural/Recreational Opportunities*

THREATS

Negative Impacts

- *Lack of Skilled Workforce*
- *Rural Perception*
- *Lack of Educational Training*
- *Lack of Workforce Training*
- *Strong Gaps in Healthcare*
- *Lack of Grant Incentives*
- *Inability to attract industry to Region*



STRATEGIC DIRECTION

Vision Statement

“A sustainable, diverse economy that promotes a skilled workforce for 21st Century employment sectors including advanced manufacturing, modern agriculture, healthcare, and entrepreneurship, while celebrating its natural heritage through tourism.”



The Region should be the location of choice for tourists, young families, trained workers, investors, advanced manufacturers, and entrepreneurs. The area stands out due to its natural beauty, friendly people, affordable cost of living, and access to two-thirds of the nation’s population within a day’s drive. In recent years, manufacturing activity has rebounded, and service-related industries have prospered. With vast woodlands, a plentiful water supply, and easy accessibility to metro areas in all directions, the Region offers extensive economic development opportunities. The current workforce consists seasoned, middle skilled workers with a potential labor pool of students eager for training and new opportunities. Economic development efforts should target commercial, technological, and industrial activities compatible with the surrounding communities.

Stepping away from its agrarian past, 21st Century industries are the focus of the Region’s economy. Today’s advanced manufacturing is safer, cleaner, and better paying than ever. Information Technology (IT) is a robust sector that can take advantage of the existing strong broadband infrastructure. High quality, innovative healthcare has been strengthened by affiliations with Sentara Halifax Regional Hospital and VCU Health Community Memorial Hospital. Finally, outdoor recreation and the tourism industry promote the area while imparting a positive impact to the quality of life of its residents.



Goals, Objectives, and Strategies

Planning efforts related to the local and regional economy have been undertaken across the Region for many years. Some plans have focused on specific subject matter, such as workforce development, while others have been more general in nature. Each plan brought together the public sector, subject matter experts, business stakeholders, and local officials to identify and develop potential solutions to economic challenges.

The CEDS document was created by the SPDC to assess, define, and accomplish the economic development goals of the Region. The CEDS outlines the goals, objectives, and actions needed to achieve a resilient, growing economy. This is accomplished through regional meetings, SWOT analysis, review of previous CEDS and other local/regional strategic plans, and one-on-one discussion with stakeholders.



Abbreviations and acronyms used for the purposes of this plan:

CRC	Commonwealth Regional Council PDC	RRSA	Roanoke River Service Authority
DCR	Department of Conservation & Recreation	SBDC	Small Business Development Center
DEQ	Department of Environmental Quality	SPDC	Southside Planning District Commission
DHCD	Department of Housing & Community Development	SVCC	Southside Virginia Community College
DHR	Department of Historic Resources	SVHEC	Southern Virginia Higher Education Center
DOAV	Department of Aviation	SVRA	Southern Virginia Regional Alliance
DRBA	Dan River Basin Association	TRRC	Tobacco Region Revitalization Commission
DPRT	Department of Rail & Public Transportation	USDA	U.S. Department of Agriculture
EDA	U.S. Economic Development Administration	USDOT	U.S. Department of Transportation
EDDs	Economic Development Directors	VCC	Virginia Community Capital
ESRI	Environmental Systems Research Institute (GIS)	VCHR	Virginia Center for Housing Research
GOVA	GO Virginia	VDEM	Virginia Dept of Emergency Management
HCSA	Halifax County Service Authority	VDH	Virginia Department of Health
IDA	Industrial Development Authority	VEDP	Virginia Economic Development Partnership
LCDC	Lake Country Development Corporation	VGA	Virginia's Growth Alliance
NTIA	National Telecommunications & Information Administration	VOF	Virginia Outdoors Foundation
RRRT	Roanoke River Rails-to-Trails, Inc.	VPRA	Virginia Passenger Rail Authority
RRSA	Roanoke River Service Authority	VTC	Virginia Tourism Corporation



GOAL 1:
BUSINESS, INDUSTRY, AND JOB CREATION

“Create an economic environment that is conducive to supporting existing businesses, fostering the growth of new start-ups, and attracting new employers to the Region.”

1. Objective: Ensure a framework is established and maintained that provides for mass or targeted communications with businesses as conditions or opportunities may warrant.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 1.1	Maintain access to the SBDC regional business database and/or ESRI's Community Analyst program	SBDC-Longwood, SPDC	SPDC maintains access to both resources	On-going

2. Objective: Promote the Enterprise and Opportunity Zones located throughout the Region.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 2.1	Support a regional workshop to educate local economic development officials on zones and incentives if requested	EDD, IDA, SPDC, DHCD, VCC, VGA	Provide assistance as needed	On-going
Strategy 2.2	Support Economic Developer directors with technical assistance as it relates to Enterprise/Opportunity Zones.	EDD, IDA, SPDC, DHCD, VGA, SVRA	SPDC has provided mapping assistance	On-going

3. Objective: Ensure that capital is made available for small businesses through microloans.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 3.1	Continue providing microloans to support small business expansions and start-ups	LCDC, SPDC, SBDC	LCDC loan funds available	On-going
Strategy 3.2	Market the availability of microloan opportunities	LCDC, SPDC, SBDC	SPDC website, SBDC provides info to clients	On-going

4. Objective: Ensure the Region is well positioned to accommodate future economic growth be it existing buildings or shovel ready sites.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 4.1	Support and help facilitate the creation of non-traditional office workspace	Local Govts, SPDC, SVCC, GOVA	SOVA Innovation Hub Campus Project - new building to include coworking space	1-2 Yrs.
Strategy 4.2	Develop shovel ready sites per VEDP guidelines	IDA, EDD, Local Govts, VEDP, VGA, GOVA, SPDC, SVRA	BRUN - Stonewall Industrial Park tier 4 up to tier 5; MECK - Kinderton Tech Campus tier 3/4; former PVMS will be upgraded to tier 3/4; Mecklenburg County IDA looking to finalize site selection and acquisition for future site development; HAL - SVTP tier 4/5; Day Site tier 4; Wilkins Site tier 2 to tier 4	On-going
Strategy 4.3	Identify underutilized buildings and create redevelopment plans	Local Govts, SPDC, DHCD	Numerous redevelopment projects: Sledge & Barkley, Halifax Exxon, John Randolph Hotel, Planter's Warehouse, SOVA Innovation Hub Campus	On-going

5. Objective: Promote and support direct entrepreneurship education, mentorship, and internship efforts.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 5.1	Support the utilization of speakers, leadership training, workshops, and other educational opportunities (i.e. HYPE, RISE Collaborative, Metropolitan Business League) for entrepreneurs	Community Stakeholders, SBDC-Longwood, Higher Ed. Institutions	Numerous workshops and speakers have been utilized across the region. (RISE & Shine, Lunch & Learn, Grapevine Monthly, InnovateHER Summit Women's Business Summit, etc.)	On-going

GOAL 2:
INFRASTRUCTURE AND TRANSPORTATION

“Improve and expand existing infrastructure, provide a safe and efficient transportation network, and promote reliable broadband access to encourage economic growth and expansion across the Region.”

1. Objective: Promote the continued improvement and development of critical infrastructure needed to support business and industry, such as water, sewer, natural gas, electric power, telecommunications, and broadband capability through partnerships with funding organizations.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 1.1	Support the deployment of fiber broadband across the Region	Local Govts, DHCD, SPDC, NTIA	Southside Regional Broadband Fiber Project - Funds secured for 19K passings, applied for additional 13K passings. Check status	3-5 Yrs.
Strategy 1.2	Maintain open Wi-Fi in underserved towns and promote existing free hotspot locations	Community Stakeholders, Local Govts	Wi-Fi remains open in Boydton, Clarksville, and Virgilina	On-going
Strategy 1.3	Solicit water/sewer grant funds to improve existing systems, including underserved communities for water/sewer expansions and install/replace generators at critical facilities	Local Govts, VDH, SPDC, Service Authorities, USDA, VDEM, EDA	Funding requests for over 68K LF W/S pipe, Improvements at 2 WWTPs, 1 Water System PER	On-going
Strategy 1.4	Ensure an adequate water supply is available to meet projected future demand	Local Govts, Service Authorities, DEQ, SPDC, EDDs	Update of Regional Water Supply Plan to start in 2024	3-5 Yrs.
Strategy 1.5	Improve cell phone coverage throughout the Region	Telecommunication Providers, Local Govts	T-Mobile and Verizon expanding coverage	3-5 Yrs.
Strategy 1.6	Plan for and ensure critical infrastructure has network redundancy at the local and regional levels	Local Govts, Service Authorities, Electric Providers, Telecommunications	Utilites are planning/creating system redundancies	5+ Yrs.

2. Objective: Support programs and policies that help ensure an efficient and safe transportation network.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 2.1	Update the SPDC's 2045 Rural Long-Range Transportation Plan (RLRTP)	SPDC, VDOT, Local Govts	Data compiled, kickoff meeting held	1-2 Yrs.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 2.2	Update and consolidate two existing bike, pedestrian, and trail plans into one plan	SPDC, VDOT, Local Govts	Plan is complete, working on implementation.	On-going
Strategy 2.3	Implement transportation projects identified in state, regional, and local plans	Local Govts, SPDC, VDOT, USDOT	Numerous projects funded along US 58 and US 501.	On-going
Strategy 2.4	Encourage investment in railroads for freight and high-speed passenger service (including a stop in the Town of La Crosse)	VPRA, Local Govts, DRPT, SPDC	Provided input to VPRA for high-speed rail project (Richmond to Raleigh).	On-going
Strategy 2.5	Encourage investment in airports to improve facilities and service	Airport Commissions, DOAV, Local Govts, SPDC	Support local efforts and provide technical assistance as needed.	On-going
Strategy 2.6	Conduct downtown parking studies for interested localities	SPDC, VDOT, Local Govts	Funding secured through the SPDC's FY25 Rural Transportation Planning Work Program.	1-2 Yrs.
Strategy 2.7	Improve active transportation network connectivity between downtown, neighborhoods, businesses, and services	Local Govts, SPDC, VDOT, USDOT, VOF, DCR	RAISE planning grant application for THT; South Hill GAP grant; Lawrenceville (1) THT extension and ramp project and (2) Sharp St. improvements; Halifax pedestrian improvements along Main St. and Mtn. Rd.	On-going
Strategy 2.8	Improve access to demand responsive transportation options	Community Stakeholders, Local Govts, DRPT, SPDC	Support funding request by VT for study of autonomous transit in rural areas.	3-5 Yrs.

3. Objective: Provide GIS services to localities and community-based organizations.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 3.1	Support local economic development initiatives with GIS services	SPDC, Local Govts	Provide technical assistance when requested, mostly mapping and demographics	On-going

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 3.2	Provide GIS services that support local government and 911 operations	SPDC, Local Govts	SPDC provides GIS services to member counties and several towns	On-going
Strategy 3.3	Expand GIS services to localities currently underserved, including outside the SPDC footprint	SPDC, Local Govts, CRC	Took over online GIS for Lunenburg County	On-going

GOAL 3:
COMMUNITY DEVELOPMENT AND QUALITY OF LIFE

“Promote community development and enhance quality of life by increasing the availability of affordable housing and childcare, improving living conditions, revitalizing downtowns, and preserving the Region’s historic and natural resources, while promoting tourism.”

1. Objective: Encourage and stimulate redevelopment, revitalization, and business retention in downtown areas, mixed-use developments, and projects that contribute to the locality’s unique “sense of place” should be prioritized.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 1.1	Establish facade enhancement programs to enhance downtown building exteriors	Local Govts, SPDC	South Boston, South Hill, and Clarksville have programs	On-going
Strategy 1.2	Pursue adaptive reuse funds for underutilized historic or architecturally significant buildings	Local Govts, SPDC, DHR, DHCD	Redevelopment of Sledge & Barkley, John Randolph Hotel	On-going
Strategy 1.3	Fill long-term vacant spaces in the downtowns	Local Govts, SPDC, Chambers	On-going efforts with numerous buildings	On-going
Strategy 1.4	Provide technical assistance to local farmers markets	Local Govts, SPDC, Community Stakeholders	Support local efforts and provide technical assistance as needed.	On-going
Strategy 1.5	Continue downtown revitalization efforts that activate the public realm and create a “sense of place”	Local Govts, SPDC, VDOT, VTC, Chambers	Lawrenceville Sharp St pedestrian improvements; murals in Halifax and Meck. Co. towns; facade enhancement programs	On-going

2. Objective: Support increased access to healthcare through the development of new facilities and expanded services.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 2.1	Support the establishment of healthcare clinics and expanded services	Health Care Providers	Regional opioid needs assessment funded; VCU Health to expand opioid and behavioral services and telehealth; new Pet/CT scanner at VCU; new PATHS facility in South Boston; Sentara planning new hospital in South Boston	On-going
Strategy 2.2	Continue creative staffing solutions that shares health expertise between urban and rural areas	Health Care Providers	VCU continues this practice within its health care system	On-going
Strategy 2.3	Implement physician residency training programs	Healthcare Providers	3 slots filed for VCU program, years 2 and 3 in South Hill	On-going
Strategy 2.4	Support initiatives to bring additional quality nursing home facilities to the Region	Healthcare Providers	VCU Health conducting needs assessment survey; Assisted living facility in South Boston closed due to fire in 2023.	3-5 Yrs.

3. Objective: Encourage the expansion of quality childcare and senior care opportunities.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 3.1	Increase access to quality childcare and senior care across the Region	Community Stakeholders	25 child care and 1 adult care facilities licensed in region; GOVA exploring planning grant	On-going

4. Objective: Support efforts to increase tourism and access to recreational opportunities throughout the Region.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 4.1	Create a regional tourism initiative for the Southern Virginia region	VTC, Local Govts, SPDC	Rollout in fall 2024 (Brunswick, Halifax, Henry, Mecklenburg, Pittsylvania, Danville, and Martinsville)	1-2 Yrs.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 4.2	Support initiatives to improve the Civil Rights in Education Heritage Trail, Virginia Civil War Trails, and other similar recreational opportunities	Local Govts, TRRC, VA Crossroads, SPDC	Project completed for Civil Rights Trail adding 12 new sites, new wayfinding signs, among other improvements	On-going
Strategy 4.3	Improve public access to area lakes and rivers and support initiatives of the Southern Virginia Blueway	Local Govts, DCR, DRBA, SPDC	New South Boston boat/canoe/kayak launch; Clarksville Cove project; Brunswick Co. Day Use site	On-going
Strategy 4.4	Encourage localities to improve the aesthetics of their gateways	Local Govts, VDOT, SPDC	More green space is being created in Riverdale area of South Boston	On-going
Strategy 4.5	Maintain GIS data on tourism assets	SPDC, Local Govts	SPDC needs to coordinate with Tourism directors	On-going
Strategy 4.6	Ensure the vitality of the Tobacco Heritage Trail and support future trail connectivity initiatives	RRRT, Local Govts, SPDC, TRRC, DCR, VOF, VDOT, USDOT	Priority Trail (\$4 million) in Boydton area; DCR funds (\$62K) secured; RAISE grant for planning funds in Lawrenceville area applied for	On-going
Strategy 4.7	Support and promote the Region's State and local parks and their initiatives, including International Dark Sky Parks	DCR, Local Govts, DRBA, SPDC	Review of local regulations found opportunities to help limit light pollution.	On-going

5. Objective: Encourage the preservation and protection of open space, waterways, and historically and culturally significant buildings.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 5.1	Support the development of a preservation plan for open space, historic sites, and key natural resources	Local Govts, DCR, DHR, VOF, SPDC	Preservation/conservation is a n area of focus in Mecklenburg County Comp. Plan update	5+ Yrs.
Strategy 5.2	Enhance and protect the water quality of rivers, streams, creeks, and lakes throughout the Region	Local Govts, DEQ, SPDC, HCSA, Community Stakeholders	78 total Mundus stormwater bags in Boydton, Chase City, and South Boston	On-going
Strategy 5.3	Promote organic solutions to protect the environment through various community initiatives	DCR, Community Stakeholders, Local Govts	Community clean up days, but more help is needed	On-going

6. Objective: Ensure the Region has a well maintained and diverse mix of housing options at all price points, including affordable housing.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 6.1	Conduct a regional housing study to determine housing stock needs, especially affordable housing	VCHR, SPDC, Local Govts, Housing Forward VA	Recommendations and strategies are being drafted for the SPDC Regional Housing Market Analysis	1-2 Yrs.
Strategy 6.2	Support the rehabilitation of LMI housing stock	Local Govts, DHCD, SPDC	14 current housing projects supporting 150 housing units	On-going
Strategy 6.3	Create a revolving loan fund for LMI housing maintenance/ rehab needs that fall outside traditional funding programs	SPDC, Local Govts, Community Non-profits	Discussions to define and establish this initiative are underway	1-2 Yrs.
Strategy 6.4	Eliminate single-use residential districts to ensure a more diverse offering of housing options (styles and prices) are available	Local Govts, SPDC, Developers	SPDC to provide technical assistance to interested localities	1-2 Yrs.

7. Objective: Support localities in need of professional community development assistance.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 7.1	Provide planning and zoning assistance to localities	SPDC, Local Govts	SPDC is currently assisting with zoning revisions, Comprehensive Plan update, and assisting localities with zoning questions	On-going

GOAL 4:
EDUCATION AND WORKFORCE TRAINING

“Expand educational opportunities for the youth and provide a versatile workforce training network, including advanced technical skills certifications, to strengthen the Region’s overall workforce skillset and promote wage growth.”

1. Objective: Encourage investment in public school systems to improve learning environments and equip students with state-of-the-art programs to create a pool of skilled workers that can be employed and retained within the Region.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe/ Progress
Strategy 1.1	Construct new or renovate existing public-school facilities to ensure students are provided with a safe, well-maintained learning environment	Local Govts, School Boards	MECK - New high school and middle school, renovations to all 3 elementary schools planned or underway; HAL - New high school under construction; BRUNS - New elementary school planned.	On-going

2. Objective: Expand programs offered in technical/vocational training areas, such as healthcare, welding, electrical, machining, and other locally significant labor sectors.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 2.1	Increase engagement between educational institutions and employers to build upon existing training opportunities and create new ones when conditions warrant	Higher Ed Institutions, School Boards, Employers	Coordinate when needs align with educational institution capacity; Work Based Learning; Credential Programs	On-going
Strategy 2.2	Seek grant funding to establish new training programs and/or facilities	Higher Ed Institutions, School Boards	new HVAC lab; new Critical Environment training lab	On-going
Strategy 2.3	Establish lab school programs throughout the Region	Higher Ed Institutions, School Boards, Community Stakeholders	Southern Virginia Career Academy (Meck. Co. & SVCC) currently paused due to funding concerns	1-2 Yrs.

3. Objective: Encourage students to become appropriately educated equal to their desired career path.

Strategies		Strategic Partners (Lead Agency Listed 1st)	Current Status	Timeframe
Strategy 3.1	Develop marketing initiatives that promote the importance of being appropriately educated and ensure a diverse outreach effort to connect with different segments of the population	School Board, Higher Ed Institutions	Billboard program and other proven community outreach efforts continue	On-going
Strategy 3.2	Increase student access to career guidance and assistance in high school	School Board, Higher Ed, Comm. Stakeholders	All schools participate in GRASP	On-going





EVALUATION FRAMEWORK

Performance Measures: Metrics

Performance measures should be aimed at achieving clearly identified outcomes. Outcomes are not what the program does but are the end results of the program. Performance measures provide a mechanism for evaluating and updating the regional CEDS based on progress, challenges, or unanticipated circumstances. This table will be updated periodically as we proceed toward the five-year goal.

#	Data is for informational purposes only
#	Metrics moving in a positive performance direction when compared to 2019
#	Metrics moving in a negative performance direction when compared to 2019



Indicator	Data Source	SPDC 2019	SPDC 2020	SPDC 2021	SPDC 2022	SPDC 2023	SPDC 2024	Performance Goals
Labor Force	BLS	34,391	33,613	33,362	34,403	36,043		35,000
Employed	BLS	32,997	31,140	31,695	33,068	34,662		33,600
Unemployed	BLS	1,394	2,474	1,667	1,334	1,381		1,400
Unemployment Rate	BLS	4.1%	7.4%	5.0%	3.9%	3.8%		3.0%
New Startup Firms	VEC	105	125	113	119			125
Avg. Weekly Wage	BLS	\$709	\$754	\$803	\$862			\$800
Annual Taxable Sales	TAX	\$833,129,667	\$863,442,660	\$928,445,130	\$990,907,634			\$1B
Employers	BLS	2,800	2,684	2,692	2,997			3,000
Workers that Commute into Region	ACS	10,079	9,387	9,957				11,000
Workers that Commute out of Region	ACS	19,172	19,053	19,490				17,000
Mean Travel Time to Work in Minutes	ACS	26.2	26.6	26.1	26.9			25
Total Population	WCC/ CENSUS	81,353	80,190	79,604	78,901	78,345		85,000
Young Adult Age 18-24 Population	ACS	6,283	6,104	6,177	6,062			7,000
Population % < Age 18	ACS	19.1%	18.8%	19.0%	18.6%			20%
Population % Age 18-64	ACS	57.3%	57.0%	57.0%	56.6%			60%
Population % > Age 65	ACS	23.6%	24.2%	24.0%	24.8%			20%
Poverty Rate	ACS	17.0%	16.7%	16.7%	16.7%			15.0%
Per Capita Income	ACS	\$23,900	\$25,783	\$26,288	\$28,177			\$25,000
Median Household Income	ACS	\$43,201	\$46,630	\$46,796	\$50,655			\$50,000
Median Value Owner-Occupied House	ACS	\$121,544	\$129,055	\$129,564	\$141,833			\$150,000
Owner-Occupied Housing Rate	ACS	72.3%	73.8%	73.2%	72.1%			75%

Indicator	Data Source	SPDC 2019	SPDC 2020	SPDC 2021	SPDC 2022	SPDC 2023	SPDC 2024	Performance Goals
Housing Costs 30% or Higher of Household Income	ACS	24.7%	24.4%	24.7%	24.4%			20.0%
Tourism: Local Tax Receipts	VTC	\$5,654,043	\$4,843,875	\$6,121,876	\$6,413,472			\$7M
High School On-Time Graduation Rate	VDOE	89.9%	92.7%	90.8%	86.5%	87.3%		90.0%
Population w/ Bachelors Degree or Higher Age 25+	ACS	16.8%	18.5%	18.6%	18.5%			20.0%
% of Households w/ Broadband	ACS	44.6%	48.3%	50.1%	51.6%			82.0%*

*Broadband data originally contained cellular data plans when the performance measure was calculated. That element has been removed and it now contains broadband obtained through cable, fiber, DSL or satellite service.



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CEDS PROJECT LIST

**SOUTHSIDE PDC
CEDS 2020-2025 PROJECT LIST**

Locality	Project	Portential Funding	Notes
Halifax County	Tobacco Heritage Trail (Rails to Trails) Extension Project-VDOT-MAP-21	TRRC	Regional
Halifax County	Sports Complex Joint Recreation Plan - Join forces with South Boston to develop a Sports Complex – soccer fields, ball fields, and gymnasium	USDA-RD	Regional
Halifax County	Purchase a Ladder Truck	USDA-RD	
Halifax County	Wild Blueways - Develop a canoe/kayak launch at Wolftrap Road	TRRC	Regional
Halifax County	County-wide Wireless Broadband Infrastructure & Access Project	EDA & DHCD-VATI	Regional
Halifax County	Fairgrounds Development - Property to serve as an event center and start-up ag-business hub center	USDA-RD & TRRC	
Halifax County	Regional Transit System - Facilitate transportation to and from local workforce development centers and worksites	EDA	Regional
Halifax County	Meadville Road Housing Rehab Project-CDBG	DHCD-CDBG	
Halifax County	Grand Springs Intersection Road Improvement Project - Improve traffic flow and safety along the Route 751/U.S. 58 Corridor	VDOT Smartscale	
Halifax County	Brownfield Site Improvement Project - Develop strategies to improve brownfields throughout the County (Halifax IDA received a \$590,000 EPA Coalition Brownfields Grant. They are partnering with County and Towns of South Boston & Halifax.	DEQ-Brownfield	Regional
Halifax County	Tank Consolidation and Line Improvement Project	USDA-RD	Regional
Halifax County	Meter Replacement Study	USDA-RD	Regional
Halifax County	Advanced Metering Meter Infrastructure Project	USDA-RD	
Halifax County	VIR Interconnection Project	USDA-RD	Regional
Halifax County	Interactive Infrastructure Mapping Project (Halifax IDA received \$100,000 USCAIP grant and partnered with HCSA on \$25,000 match to have IMIM developed. It is ready for Beta testing and training.	USCAIP	Regional
Halifax County	Mountain Road Sinai Road Waterline Interconnection Project	USDA-RD	
Halifax County	Install generators at critical facilities currently lacking a backup system	FEMA & VDEM	
Halifax County	Greens Folly Rd and Sinai Rd Intersection and Roadway Improvements	VDOT Smartscale	
Halifax County	Preparation of the Emergency Operations Plan (EOP) & the Continuity of Operations Plan (COOP)	CARES & Local Funding	
Halifax County	Improve pedestrian sidewalks in the Sinai Area.	VDOT-MAP-21	Chat with Halifax County - They own the right of way, i.e. road.
Town of Halifax	Halifax Downtown Revitalization Project-Streetscape Extension Phase II/War Memorial Enhancement-Utility Relocation, Wayfinding, Parking & Pedestrian Connections Master Plan/Commercial District Affiliate-VA Downtowns (DHCD)	VDOT-MAP-21	
Town of Halifax	Toot's Creek Greenway-Tobacco Heritage Trail Spur: King's Bridge Landing/"Camp Halifax Court House" (Banister River) to Boyd's Ferry/"Greene's Crossing Landing" (Dan River)-Historic Halifax Roller Mill ("Banister Mills") Adaptive Reuse	TRRC	Regional
Town of Halifax	Banister Town Neighborhood Community Improvement Project-CDBG/Community Impact & Housing Market Analysis (town wide)-Housing Forward Virginia	DHCD-CDBG	
Town of Halifax	Halifax Marketplace Master Plan Redevelopment (former grocery building & parcel/Farmer's Market-209 S. Main Street)	DHCD-CDBG	
Town of Halifax	Burlington Industries Redevelopment Project – EPA Brownfields Coalition Grant/U.S. Highway 501/Scenic VA Byway 360 Roundabout & Industrial Access	VDOT Smartscale	Regional
Town of Halifax	Install generators at critical facilities currently lacking a backup system	FEMA & VDEM	
Town of Halifax	Halifax Rd (501)/Sunshine Dr. Intersection Improvements/Michael Baker International: Transportation Safety & Operations Study (town wide)	VDOT Smartscale	
Town of Halifax	Address vulnerabilities at critical and highly significant facilities (town office, farmers market, water tower used as a co-location facility)	DHCD-CDBG	

**SOUTHSIDE PDC
CEDS 2020-2025 PROJECT LIST**

Town of South Boston	Development of John Randolph Boutique Hotel Project	DHCD-IRF & TRRC	
Town of South Boston	SOVA Innovation Hub Site Cleanup Project	VEDP-VBAF	
Town of South Boston	Poplar Creek Homes Project- 16 duplex rental homes housing 32 LMI families	DHCD-HOME	
Town of South Boston	Sports Complex Joint Recreation Plan - Work with Halifax County to develop a Sports Complex – soccer fields, ball fields, and gymnasium	USDA-RD	Regional
Town of South Boston	Small Business Recovery Assistance Project	CDBG-COVID	Regional
Town of South Boston	Trail Development - Tobacco Heritage and Dan River Trail Connection and Extension	TRRC	Regional
Town of South Boston	Dan River/Greene's Crossing Boat Launch Gateway Project	DCR-RTF	
Town of South Boston	Acquire, demolish, and convert frequently flooded properties into green space in the Riverdale area	VDEM	
Town of South Boston	Mitigation stormwater/flooding issues along: Hupp's Mill Plaza, Sutfin Rd, Edmunds Rd, and Railroad St.	USDA-RD	
Town of South Boston	Review fire hydrant locations to determine any areas lacking or underserved, coordinate new locations and installation with HCSA.	USDA-RD	
Town of South Boston	N. Main Street Community Improvement Project	DHCD-CDBG	
Town of South Boston	Construction of a park on Westside Drive	USDA-RD	
Town of South Boston	Hamilton Blvd Road Improvement Project - Widening and four-laning	VDOT Smartscale	
Town of South Boston	North Main Street Improvements widening and sidewalks	VDOT Smartscale	
Town of South Boston	Improve pedestrian sidewalks in the Sinai Area.	VDOT-MAP-21	
Town of South Boston	Two-way traffic circle on Main Street near railroad tracks at the Dan River on 501	VDOT Smartscale	
Town of South Boston	Two-way traffic circle where Broad Street and Wilborn Avenue merge.	VDOT Smartscale	
Town of Virgilina	Install generator at one of the Town's higher producing wells	FEMA & VDEM	
Mecklenburg County	New Consolidated High/Middle School Project	Local	Regional
Mecklenburg County	Kinderton Technology Campus-Access and Upgrade Tier Level to improve marketability of the park	GO VA	
Mecklenburg County	Broadband Extension Project - Provide broadband to underserved/unserved homes and businesses	DHCD-VATI	Regional
Mecklenburg County	Quail Hollow Community Project-Housing Rehab	DHCD-CDBG	
Mecklenburg County	Herbert Drive/Prison Road/Hwy 58 upgrade	VDOT Revenue Sharing	Regional
Mecklenburg County	Bracey Water Tank Project - Install a tank to provide a redundant/improved water supply	USDA-RD	Regional
Mecklenburg County	Maintain Workforce Ready County Designation		Regional
Mecklenburg County	Hudgins Parking Lot Project	Local	
Mecklenburg County	Old Cox Road Upgrade Project	VDOT Revenue Sharing	
Mecklenburg County	Highway 58/Regional Airport Rd Intersection Improvements	VDOT Smartscale	
Mecklenburg County	Highway 58/Wooden Bridge Rd/Buggs Island Road Intersection Improvements	VDOT Smartscale	
Mecklenburg County	Highway 58/Baskerville Rd Intersection Improvements	VDOT Smartscale	
Mecklenburg County	Install generators at critical facilities currently lacking a backup system.	FEMA & VDEM	
Mecklenburg County	Preparation of the Emergency Operations Plan & the COOP.	CARES & Local Funding	
Mecklenburg County	Small Business Recovery Assistance Project	CDBG-COVID	Regional
Mecklenburg County	Civil Rights Education Heritage Trail	TRRC-SP	
Mecklenburg County	Extend water, sewer, & other pertinent utilities to the abandoned Prison Site near Boydton to improve prospect marketability of the site.	EDA	
Mecklenburg County	Extend water, sewer, & other pertinent utilities to the Ridge Road Site near Boydton to improve prospect marketability of the site.	EDA	

**SOUTHSIDE PDC
CEDS 2020-2025 PROJECT LIST**

Town of Boydton	Tobacco Heritage Trail (Rails to Trails) Project - Extend Trail from Boydton to Clarksville	TRRC	Regional
Town of Boydton	Town Hall Upstairs Renovations	USDA-RD	
Town of Boydton	Install generators at critical facilities currently lacking a backup system.	FEMA & VDEM	
Town of Boydton	Carter Ln Roadway and Stormwater Improvements	VODT	
Town of Chase City	Endly Street Community Project Phase 1 and Phase 2-Housing Rehab and Infrastructure Improvements	DHCD-CDBG	
Town of Chase City	Railroad Avenue & B Street Housing Project	DHCD-CDBG	
Town of Chase City	Revitalization of Vacant Commercial/Industrial Buildings	DHCD-IRF	
Town of Chase City	Sidewalk Development Plan - Promote pedestrian activity throughout Town	USDA-RD	
Town of Chase City	Regional Downtown Initiative - Partner with other towns in promoting and marketing community assets	Department of Tourism	Regional
Town of Chase City	Improvements to the Lee Building to serve as a multi-purpose housing and entrainment venue.	VHDA	
Town of Chase City	Achieve Historic Designation of its central business district	DHR	
Town of Chase City	Achieve Main Street Affiliate Designation	DHCD	
Town of Chase City	Mitigate stormwater issue on W 2nd St between N Washington St and Jefferson St.	USDA-RD	
Town of Chase City	Mitigate flooding and stormwater issues associated with Little Bluestone Creek at W 5th St and W 2nd St.	USDA-RD	
Town of Clarksville	Planters Warehouse Development - Reuse of a vacant warehouse for housing and commercial use.	DHCD-IRF	
Town of Clarksville	Burlington Brownfield Site Project - Obtain environmental clearance and implement a Feasibility Study to identify best use of the property	DEQ- Brownfield	
Town of Clarksville	The Cove Project - Construct 40 boat slips and a Pavilion to afford boaters the opportunity to utilize Clarksville's restaurants and shops	USDA-RD	Regional
Town of Clarksville	Clarksville Bridge Gateway Project - Intersection and bridge improvements to include bridge lighting and a bridge bike route	VDOT-MAP-21	
Town of Clarksville	Lakeside Park - Access and Upgrade Tier Level to improve marketability of the park	GO VA	
Town of Clarksville	Fine Arts Center Renovation Project	USDA-RD	
Town of Clarksville	Clarksville Municipal Dock Improvement Project	USDA-RD	
Town of Clarksville	Tobacco Heritage Trail-Across Bridge into Downtown Clarksville	TRRC	
Town of Clarksville	Construct a new mariner equipped with a shower and bath houses as well as the main office building	USDA-RD	
Town of Clarksville	Wastewater Improvement Project-Upgrade of the WWTP to modernize, improve the UV disinfection system, and upgrade Kinderton Pump Station.	USDA-RD	
Town of Clarksville	Water Improvement Project-Installation of new carbon room and automatic feeding system for the water treatment plant.	USDA-RD	
Town of Clarksville	Install generators at critical facilities currently lacking a backup system (Community Center, Town Shop, etc.).	FEMA & VDEM	
Town of Clarksville	Community Center - Make improvements to allow it to be utilized as a storm shelter.	USDA-RD	
Town of Clarksville	US 58 BUS/US 15 Intersection Improvements - Proposed roundabout.	VDOT Smartscale	
Town of La Crosse	La Crosse Water Upgrade/Extension Project - Connect La Crosse to Tank on Hwy 58 and abandon in-town Tank; Upgrade from a 6" to an 8" line from post office to cemetery to improve flow to school and residents living on Peter Walker Road/Morris Town Circle; Install a variable speed pump at the existing booster station in South Hill which will ensure adequate flow for all; Place water meter and vault at Hwy 58 to improve fire protection, water flow and quality of Town water.	DHCD-CDBG & USDA-RD	Regional
Town of La Crosse	Sewer System Improvement Project - Sewer extension at South Hill end of Town; extend sewer to Atlantic Street & Seaboard Avenue to encourage residential development; relocate existing sewer pump station at Peach Street on the south side of Hwy 58 to the north side of Hwy 58.	DHCD-CDBG & USDA-RD	
Town of La Crosse	Extend water and sewer on County Club Road to the mobile home park.	DHCD-CDBG	

**SOUTHSIDE PDC
CEDS 2020-2025 PROJECT LIST**

Town of La Crosse	Pine Street Community Project, Phases 1 & 2 -Housing Rehab, water line replacement, and storm drainage improvements.	DHCD-CDBG	
Town of La Crosse	Fire Station Construction Project - Construct new fire station to replace the current outdated station and provide additional space to house trucks.	USDA-RD	
Town of La Crosse	Install generators at critical facilities currently lacking a backup system (i.e. Roanoke pump station).	FEMA & VDEM	
Town of La Crosse	Partner with prospective developers for the improvement and utilization of the historic La Crosse Hotel.	DHCD-IRF	
Town of La Crosse	Highway 58/N Main St Intersection Improvements	VDOT Smartscale	
Town of La Crosse	Improve intersection at S. Main Street and St. Tammany	VDOT	
Town of La Crosse	Atlantic Street and Seaboard Avenue Project - Paving of the streets.	Local	
Town of South Hill	Completion of the \$2.4M Hwy 1/138 intersection traffic signal/roadway improvement project.	VDOT Revenue Sharing	
Town of South Hill	Construction of a new \$4M sewer line to meet the needs of new industrial operations at Hillcrest Industrial Park and the surrounding area	EDA	
Town of South Hill	Engineering of various water line improvements to meet the needs of industrial and LMI customers	DHCD-CDBG	
Town of South Hill	Raleigh Avenue Roadway Extension Project	VDOT	
Town of South Hill	Oakwood Cemetery Housing Rehab Project-2 nd and 3 rd Streets	DHCD-CDBG	
Town of South Hill	Rehabilitation and redevelopment of the former Franklin Street South Hill Elementary School into a mixed use facility-residential, community meeting space, and restaurant.	Local	
Town of South Hill	Rehabilitation and redevelopment of the former Plank Road John Groom School into a mixed use facility- multifamily apartments and meeting space.	USDA-RD	
Town of South Hill	Downtown Historic District Designation	DHR	
Town of South Hill	Highway 58 roadway and intersection improvements from Country Ln to High St/Old Highway Fifty-Eight (618)	VDOT Smartscale	
Town of South Hill	Install generators at critical facilities currently lacking a backup system, such as the following pump stations: VCU, Parker Park, Wedgewood, Cycle Ln, and Sporoco.	FEMA & VDEM	
Town of South Hill	Streetscaping Project-Phase V-located along the north and south sides of W. Danville Street.	VDOT-MAP-21	
Town of South Hill	SVFH-COVID Food Insecurity Project	CDBG-COVID	
Brunswick County	Stonewall Industrial Park - Acquire and improve to serve as prospect-ready industrial sites	Go VA	
Brunswick County	Infrastructure Investment Plan - Extend and improve water, sewer, natural gas, and broadband services & determine the feasibility of forming a regional water & sewer authority.	USDA-RD	
Brunswick County	Brunswick Correctional Center Renovation Project - Reuse and development of the existing Correctional Center property	EDA & TRRC	Regional
Brunswick County	South Brunswick School Demolition and redevelopment of existing school site	DHCD-IRF	
Brunswick County	Market-Rate Housing Development Project - Seek options to achieve in-town subdivision market-rate housing options	VHDA	
Brunswick County	Alvis Road Housing Rehab Project	DHCD-CDBG	
Brunswick County	Chestnut Scattered Site Housing Project	DHCD-CDBG	
Brunswick County	Development of the currently vacant St. Paul's College	EDA	Regional
Brunswick County	Highway 58/Robinson Ferry Rd/Grandy Rd Intersection Improvements	VDOT Smartscale	
Brunswick County	Route 712 Road Improvement Project	VDOT Smartscale	
Brunswick County	Highway 58/Brunswick Square Shopping Center/Cattail Dr Intersection Improvements	VDOT Smartscale	
Brunswick County	Mitigate stormwater issues at the Alberta Fire Department	FEMA & VDEM	
Brunswick County	Preparation of the Emergency Operations Plan & the COOP.	CARES & Local Funding	
Brunswick County	Small Business Recovery Assistance Project	CDBG-COVID	Regional
Brunswick County	Project Whitehouse-acquired 28 acres for future economic development	CDBG & EDA	

**SOUTHSIDE PDC
CEDS 2020-2025 PROJECT LIST**

Town of Alberta	Community Summer Meals Program - Summer breakfast and lunch programs for disadvantaged children, i.e. Community Garden	DHCD-CDBG	
Town of Alberta	Community Toddler Play Area - Develop an area of play for toddler to 7 years old, i.e. a Pre-School Park	USDA-RD	
Town of Alberta	Community Dog Park - Transform the Alberta School Park into a dog park and area for community gatherings	USDA-RD	
Town of Alberta	Community After-School Youth Programs - Develop after-school programs for the area youth	DHCD-CDBG	
Town of Alberta	Colonial Downs Project - Convert the facility for use as a Casino	Local	
Town of Alberta	Emergency Services Enhancement Program - Develop and implement local programs that will provide immediate emergency service response for local citizens	FEMA & VDEM	
Town of Alberta	Tobacco Heritage Trail (Rails to Trails) Project – Design and construct a .6 mile segment of trail located in Town and complete design from Alberta to Danielstown. Additional trail projects include renovation of the existing train depot that is currently owned by the Town to serve as a Trailhead.	VDOT-MAP-21	Regional
Town of Alberta	Fire Station Renovation Project - Renovate the existing firehouse located beside the Town Office to provide community programs.	USDA-RD	
Town of Brodnax	Main Street sidewalk widening to cooperative limits	VDOT-MAP-21	
Town of Brodnax	Sewer Improvement Project - Install new sewer pumps to replace current inoperable pumps.	USDA-RD	
Town of Brodnax	Scattered Site Housing Rehab Project	DHCD-CDBG	
Town of Brodnax	Brodnax Depot Renovation Project - Acquire and renovate the Depot to serve as a Tobacco Heritage Trailhead facility equipped with bike racks.	VDOT-MAP-21	Regional
Town of Brodnax	Install generators at critical facilities currently lacking a backup system (i.e. pump stations).	FEMA & VDEM	
Town of Brodnax	Piney Pond Rd (Hwy 58)/Main St Intersection Improvements	VDOT Smartscale	
Town of Brodnax	Piney Pond Rd (Hwy 58)/Brodnax Fire Dept. - Install advance warning lights to alert traffic to emergency services vehicles entering the highway.	VDOT Smartscale	
Town of Brodnax	Demolition of abandoned structures located throughout the Town.	Local	
Town of Lawrenceville	Lawrenceville Downtown Revitalization Project-Pse II-Link downtown to the THT-Projected Completion 06/30/21	VDOT-MAP-21	Active Project
Town of Lawrenceville	Lawrenceville North Main Street Sidewalk Project-Sidewalks & Street Lighting from South St to New St	VDOT-MAP-21	Closed Out 11/01/20
Town of Lawrenceville	Sharp Street Sidewalk Project-Sidewalk & Street Lighting from Sharp St to New St-Projected Completion 11/01/22	VDOT-MAP-21	Approved 10/20/20
Town of Lawrenceville	Tobacco Heritage Trail Connector Project-Pedestrian Access under Rt. 46 Bridge & extend trail-Projected Completion-11/01/22	TICR & VDOT-MAP-21	Approved 10/20/20
Town of Lawrenceville	Sewer System Improvement Project- Expansion of the Wastewater Treatment Plant & I&I Improvements	USDA-RD & CDBG	Future
Town of Lawrenceville	Alberta Water Line Replacement Project-73,000 LF of Waterline	USDA-RD & CDBG	Targeted for FY22
Town of Lawrenceville	Food Lion Complex/Cattail Drive/Route 58 Road Improvement Project	VDOT Smartscale	Future
Town of Lawrenceville	Lawrenceville Bypass Project-Reduce limited access around Lawrenceville	VDOT	Future
Brunswick County IDA	Sledge & Barkley Renovation to serve as a multi-purpose housing & retail establishment	DHCD-IRF & TRRC & CDBG	

**CEDS
TRANSPORTATION
PROJECT
LIST**

CEDS TRANSPORTATION PROJECTS LIST

Locality ▾	Project ▾	Potential Funding ▾	Status ▾
Mecklenburg County	Highway 58/Regional Airport Rd Intersection Improvements	SMART SCALE	Awarded SMART SCALE funds in Round 4.
Mecklenburg County	Highway 58/Wooden Bridge Rd/Buggs Island Road Intersection Improvements	SMART SCALE	Revisit after school opens.
Mecklenburg County	Highway 58/Cherry Hill Church Road Intersection Improvements	SMART SCALE	Revisit for Round 7 of SMART SCALE.
Mecklenburg County	Highway 58/Baskerville Rd Intersection Improvements	SMART SCALE	Revisit for Round 7 of SMART SCALE.
Clarksville	US 58 BUS/US 15 Intersection Improvements - Proposed roundabout.	SMART SCALE	Requested VDOT Richmond District review for improvements, current design is not competitive in SMART SCALE.
South Hill	Cycle Ln to Old Hwy 58/High St - Connector Rd and Roundabout at Highway 58/High St/Wells St.	SMART SCALE	Revisit for Round 7 of SMART SCALE, Town concerned that prospective development in this area may overwhelm proposed design.
Brunswick County	Highway 58/Robinson Ferry Rd/Grandy Rd Intersection Improvements	SMART SCALE	Awarded SMART SCALE funds during Round 4.
Brunswick County	Highway 58/Brunswick Square Shopping Center/Cattail Dr Intersection Improvements	SMART SCALE	Awarded SMART SCALE funds during Round 4.
Brunswick County	Highway 58/Freemans Cross Rd/Reedy Creek Rd - RCUT	SMART SCALE	Application for Round 6 of SMART SCALE is being finalized.
Brunswick County	Highway 58/Brooks Crossing/Old Stage Rd - RCUT	SMART SCALE	Application for Round 6 of SMART SCALE is being finalized.
Lawrenceville	Lawrenceville Bypass Project-Reduce limited access around Lawrenceville	SMART SCALE	Conceptually being discussed, would most likely need to be phased. Funding for such a large undertaking is an
Brodnax	Piney Pond Rd (Hwy 58)/Brodnax Fire Dept. - Install advance warning lights to alert traffic to emergency services vehicles entering the highway.	SMART SCALE	Revisit for Round 7 of SMART SCALE.
Brodnax	Piney Pond Rd (Hwy 58)/Main St Intersection Improvements	SMART SCALE	Revisit for Round 7 of SMART SCALE.
Halifax County	Greens Folly Rd and Sinai Rd Intersection and Roadway Improvements	SMART SCALE	Application for Round 6 of SMART SCALE is being
Halifax County	Sinai Road (From Westside Dr to Greens Folly Road) - Pedestrian Improvements, new sidewalk would replace existing on-road pedestrian path	SMART SCALE	Application for Round 6 of SMART SCALE is being finalized.
Halifax County	Highway 58/US 501 Intersection safety/operational improvements - MUT	SMART SCALE	Localities want to improve safety and limit the effects of flooding, have only seen designs from VDOT for safety so far.
Halifax County	Improve/create new access to VIR from Highway 58	SMART SCALE	Chad waiting for Master Plan to review for possible SMART SCALE consideration in future rounds.
Halifax County	Bethel Rd/Cowford Rd/Temple Hill Rd Intersection Improvements - Roundabout	SMART SCALE	Intersection has been addressed with flashing stop signs on sideroad approaches.
South Boston	Two-way traffic circle on Main Street near railroad tracks at the Dan River on 501	SMART SCALE	This is on the 6-year plan.
South Boston	Two-way traffic circle where Broad Street and Wilborn Avenue merge.	SMART SCALE	Revisit for Round 7 of SMART SCALE.
South Boston	Riverdale Highway Improvement Project	SMART SCALE	Plans are being discussed to elevate the intersection of Hwy 501/58 to avoid having to redirect traffic during flooding conditions.
Halifax Town	War Memorial Intersection-Funds will be utilized for a pedestrian signalized cross walk that will possibly include the relocation of utility poles/lines located at the Halifax War Memorial and Courthouse Square.	SMART SCALE	Pedestrian improvements awarded SMART SCALE funds in Round 5.
Halifax Town	Burlington Industries Redevelopment Project – EPA Brownfields Coalition Grant/U.S. Highway 501/Scenic VA Byway 360 Roundabout & Industrial Access	SMART SCALE	Revisit for Round 7 of SMART SCALE.
Halifax Town	Mountain Rd and Main St Pedestrian Improvements - Michael Baker International: Transportation Safety & Operations Study	SMART SCALE	A portion of the pedestrian improvements were awarded SMART SCALE funds in Round 5.
Halifax Town	US 501/Sunshine Dr Realignment (includes crosswalk north of RR tracks as part of corridor plan).	SMART SCALE	Application for Round 6 of SMART SCALE is being finalized.
Halifax County	Improve intersection of US 58/Rt 751	SMART SCALE	Application for Round 6 of SMART SCALE is being

**SPDC
ACTIVE
PROJECT
LIST**

Active CEDS Projects List

7/23/2024

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
Brunswick County											
Brodnax Depot Renovation Project	Purchase and renovate the vacant railroad Depot located in downtown Brodnax to serve as a Trailhead to support the Tobacco Heritage Trail (THT). July 1, 2024 the Commonwealth Transportation Board (CTB) approved \$461,882 in Transportation Alternatives Program (TAP) funding for the Brodnax Depot Renovation Project. Plans and specifications have been submitted to VDOT for bid authorization. Bids are slated to be advertised in September 2024.	Brodnax	\$685,352	TRRC-ECDEV	10/10/14	\$121,030	Approved	\$121,030	01/13/15	06/30/23	<input checked="" type="checkbox"/>
				VDOT-MAP21	11/01/14	\$306,348	Denied				<input checked="" type="checkbox"/>
				VDOT-MAP21	10/28/15	\$315,245	Denied				<input checked="" type="checkbox"/>
				VDOT-MAP21	10/24/16	\$140,500	Approved	\$140,500		12/31/24	<input type="checkbox"/>
				VDOT-MAP21	10/30/17	\$248,638	Approved	\$248,638	06/20/18	12/31/24	<input type="checkbox"/>
				TRRC	06/08/23	\$181,507	Approved	\$181,507	10/12/23	04/30/25	<input type="checkbox"/>
Brunswick - Lawrenceville Connector Trail Project	Engineering and design of 1.7 miles of Tobacco Heritage Trail and two trailheads from Lawrenceville to Brooks Crossing in Brunswick County. This trail expansion will connect the Tobacco Heritage Trail to the Dixie Softball Park, multiple low-income neighborhoods, the current Brunswick County High School, and the future Brunswick County School Complex. Current Status - RAISE Application did not receive award for funding.	Brunswick County	\$549,480	RAISE	02/27/23	\$549,480	Denied		06/29/23		<input checked="" type="checkbox"/>
				RAISE	02/28/24	\$549,480	Denied				<input checked="" type="checkbox"/>
Lawrenceville Comp Plan Update	Lead planning process for a complete update of the Lawrenceville Comprehensive Plan. Current Status - Kickoff meeting held June 3rd. Data collection and analysis is underway, a short community survey has begun circulation at local events.	Lawrenceville	\$20,000	LVILL	03/01/24	\$20,000	Approved	\$20,000	04/16/24	12/31/24	<input type="checkbox"/>
LNG Storage Project	Dominion Energy Virginia plans to construct an LNG storage facility to support Brunswick and Greensville Power Stations with backup fuel. Mecklenburg Cooperative, the local distribution company at the proposed construction site, will build a new substation to provide power to the LNG facility. Dominion Energy is seeking funding from the Tobacco Region Revitalization Commission to support the purchase of equipment that will be installed in the electric substation. Current Status - The existing application was tabled and will be reviewed for funding during the August 2024 funding round.	Brunswick County	\$2,000,000	TRRC-SP	03/29/24	\$1,000,000	Pending				<input type="checkbox"/>

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
Park Street Community Improvement Project	The Park Street, Phase I CDBG Project entails the rehabilitation of 4 homes and the substantial reconstruction of 2 homes, along with water, sewer, and storm drainage improvements. Six LMI homes with 24 LMI individuals are expected to benefit from these enhancements. <i>Current Status - A CDBG Application was submitted on June 12, 2024. Pending review.</i>	Lawrenceville	\$1,750,000	DHCD-CDBG-PG	12/11/23	\$60,000	Approved	\$60,000	03/28/24	06/30/25	<input type="checkbox"/>
				DHCD-CDBG	06/12/24	\$1,750,000	Pending				<input type="checkbox"/>
Piney Pond Rd Targeted Site Housing Rehab Project	The project will rehabilitate four investor-owned homes and substantially reconstruct six homes. <i>Current Status - Project Closeout Documents submitted in June 2024.</i>	Brodnax	\$1,296,825	DHCD-CDBG-PG	07/11/19	\$40,000	Approved	\$40,000	02/16/21	06/30/21	<input checked="" type="checkbox"/>
				DHCD-CDBG	04/01/21	\$1,250,000	Approved	\$1,250,000	06/17/21	06/26/24	<input type="checkbox"/>
Sharp Street Streetscape Project	Improve pedestrian safety, ADA compliance, network connectivity, and stormwater collection on the eastern side of Sharp Street from Riddick Street to New Hicks Street and the western side of Sharp Street from Riddick Street to New Street. Funds will be used for new and reconstructed sidewalks, entrances, curb and gutter, street lights, a cross walk, bump outs, and stormwater infrastructure. <i>Current Status - The project has been scoped by VDOT and plans are 90% complete.</i>	Lawrenceville	\$642,651	VDOT-MAP21	10/21/16	\$289,371	Denied				<input checked="" type="checkbox"/>
				VDOT-MAP21	11/01/17	\$362,136	Denied				<input checked="" type="checkbox"/>
				VDOT-MAP21	09/26/19	\$514,121	Approved	\$514,121	10/20/20	05/07/26	<input type="checkbox"/>
Sledge and Barkley Disaster Assistance Project	Repair the roofing system of the Sledge and Barkley Building that were caused by Hurricanes Michael and Florence. <i>Current Status - Phase I structural repairs have been successfully completed and project has been closed out.</i>	Brunswick County IDA	\$150,000	DHR	07/02/20	\$250,000	Approved	\$250,000	08/20/20	12/31/24	<input checked="" type="checkbox"/>
Sledge and Barkley Redevelopment Project	The Sledge & Barkley will serve as a new home for key economic development partners. It will serve as the key location for SOVA RISE Innovation Hub network meetings. BCIDA will move its offices to the right side of the building, providing a one-stop location for all business support services. BCIDA will allocate incubator space for small new businesses to launch and stabilize their revenue stream. The Chamber of Commerce will also move its offices into this shared space. <i>Current Status - Phase 1 Structural work is completed funded by VH and TRRC. The IDA received an IRF Award of \$1,500,000; the contract is to be executed in August with DHCD.</i>	Brunswick County IDA	\$143,800	VEDP-VBRSP	03/22/19	\$7,000	Denied	\$7,000	07/24/19		<input checked="" type="checkbox"/>
				TRRC-ECDEV	07/24/19	\$71,900	Approved	\$71,900	10/10/19	10/31/22	<input checked="" type="checkbox"/>
				DHCD-IRF	08/19/22	\$2,275,000	Denied				<input checked="" type="checkbox"/>
				DHCD-IRF-PG	10/19/22	\$63,000	Approved	\$63,000	03/06/23	08/30/23	<input checked="" type="checkbox"/>
				TRRC	10/20/22	\$437,000	Approved	\$437,000	01/06/23	11/15/25	<input type="checkbox"/>
				VHDA	04/06/23	\$150,000	Approved	\$150,000	05/01/23	05/01/25	<input checked="" type="checkbox"/>
				DHCD-IRF	10/26/23	\$1,500,000	Approved	\$1,500,000	03/29/24	08/20/26	<input type="checkbox"/>

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
Stonewall Site Development Project	The Brunswick County Stonewall Site Development Project will provide a much-needed shovel ready pad site for Brunswick County. The scope of work will include the final A&E design for the site, clearing, grading, and all associated construction to make the site "shovel ready". This project will position Brunswick County to better compete in the highly competitive industrial sites market and promote economic development. Current Status - The County recived TRRC funding for A&E Fees and construction of a site ready pad. The engineer is preparing the site plans which will be ready for bid advertismtent in October 2024.	Brunswick County	\$2,234,460	TRRC	03/01/22	\$27,000	Approved	\$27,000	05/12/22	06/30/23	<input checked="" type="checkbox"/>
				VEDP-VBRSP	09/13/22	\$1,350,000	Denied				<input checked="" type="checkbox"/>
				TRRC	06/02/23	\$2,234,460	Approved	\$1,117,230	10/12/23	10/30/25	<input type="checkbox"/>
				VEDP-VBAF	01/11/24	\$3,038,144	Pending				<input type="checkbox"/>
US 58 at Brooks Crossing/Old Stage Rd RCUT	Construct RCUT on US 58 at Brooks Crossing/Old Stage Rd, improve turn lanes on US 58 EB and WB, convert crossovers into U-turns, install right-turn only islands at plant access road and Brooks Crossing/Old Stage Rd intersection. Current Status - SMART SCALE full grant application is being finalized, to be submitted on or before August 1st.	Brunswick County	\$12,121,930	VDOT-HB2	03/27/24	\$12,121,930	Pending				<input type="checkbox"/>
US 58 at Freemans Cross Rd/Reedy Creek Rd RCUT	Construct an RCUT at the intersection of 58 and Freemans Cross Rd/Reedy Creek Rd, improve EB and WB turn lanes on 58, reconfigure EB and WB crossovers to U-turns on 58, and channelize right-turn lanes on Freemans Cross Rd and Reedy Creek Rd. Current Status - SMART SCALE full grant application is being finalized, to be submitted on or before Aug. 1st.	Brunswick County	\$13,541,851	VDOT-HB2	03/27/24	\$13,541,851	Pending				<input type="checkbox"/>
Halifax County											
Sinai Road Pedestrian Project	Construct new 5' sidewalk and curb and gutter on Sinai Road from Westside Drive to River Rd/Greens Folly Rd intersection, install new crosswalk across Sinai Road, and approximately 292' of sidewalk and curb and gutter on Greens Folly Rd. Current Status - SMART SCALE full grant application is being finalized, to be submitted on or before Aug. 1st.	Halifax County	\$17,745,926	VDOT-HB2	03/27/24	\$17,745,926	Pending				<input type="checkbox"/>
US 501/Greens Folly Rd Improvements	Construct 2nd left-turn lane on US 501 NB at Greens Folly Rd intersection, extend 2nd receiving lane on Greens Folly Rd 600', extend US 501 SB right-turn lane, perform access management, install curb and gutter along US 501 in front of 2 parcels. Current Status - Project sketch and cost estimates have seen substantial changes deemed necessary by VDOT. SMART SCALE full grant application is being finalized, to be submitted on or before Aug. 1st.	Halifax County	\$13,067,830	VDOT-HB2	03/27/24	\$13,067,830	Pending				<input type="checkbox"/>

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
US 501/Sunshine Drive Realignment	Realign Sunshine Drive to US 501 north of existing intersection to better accommodate heavy vehicle turning movements and reconfigure intersection into a "Turbo-T". <i>Current Status - SMART SCALE full grant application is being finalized, to be submitted on or before Aug. 1st.</i>	Halifax County	\$14,558,137	VDOT-HB2	03/28/24	\$14,558,137	Pending				<input type="checkbox"/>
US 58/751 Intersection Improvements	Construct right-turn lane on US 58 EB at 751 intersection, perform access management.	Halifax County	\$4,840,684	VDOT-HB2	03/27/24	\$4,840,684	Pending				<input type="checkbox"/>
Westside Mobile Home Park Redevelopment Project	The Westside Park Subdivision is a 41-acre blighted trailer park with 26 residents on the northwest side of town. The Town will be addressing the blighted conditions by partnering with Tri-County Community Action Agency (TCCAA), Tri-River Habitat for Humanity(TRH4H), and Southside Outreach Group (SOG) to develop affordable LMI housing for renters and first-time homebuyers. In the first phase of housing production, 13 LMI rental units will be constructed by TCCAA. CDBG funds will be used to extend infrastructure to the site and construct sidewalks. <i>Current Status - The Town completed the pre-contract requirements and is awaiting the grant agreement.</i>	South Boston	\$4,790,094	DHCD-CDBG-PG DHCD-CDBG	08/11/22 06/01/23	\$60,000 \$1,250,000	Approved Approved	\$50,000 \$1,250,000	09/15/23 12/29/23	12/31/24 07/30/26	<input type="checkbox"/> <input type="checkbox"/>
Mecklenburg County											
Mecklenburg County Comprehensive Plan Update	Lead the planning process to update the Mecklenburg County Comprehensive Plan. The project would include research, data collection, analysis, robust community outreach and engagement, creation and utilization of an online interactive website and Story Map, and the drafting of a new Comp Plan with a 20-year horizon. <i>Current Status - SPDC learned that our proposal was not selected, in favor of 3TP Ventures.</i>	SPDC	\$60,000	MECK CO	07/28/23	\$60,000	Denied			09/09/24	<input checked="" type="checkbox"/>
Pine Street Neighborhood Project - Phase 2	Rehab and/or substantially reconstruct 8 LMI homes, demolish one vacant, residential structure, and improve water, sewer, and storm drainage infrastructure. This project will benefit 37 persons of which 32 are LMI. <i>Current Status -Seven homes completed and one vacant, dilapidated unit demolished. All sewer, water, and drainage work completed. Close out paperwork is underway.</i>	La Crosse	\$1,399,811	DHCD-CDBG-PG DHCD-CDBG	08/13/19 04/20/20	\$30,000 \$1,398,861	Approved Approved	\$30,000 \$1,398,861	01/10/20 08/12/20	06/28/20 10/24/24	<input checked="" type="checkbox"/> <input type="checkbox"/>

Project	Project Description	Applicant	Project Total Cost	Sources of Funding							Complete ?
				Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved		
South Hill Zoning Text Amendments	SPDC to provide technical assistance on priority Zoning Ordinance text amendments. Current Status - SPDC staff has met with Town Planning Commission and staff to discuss, research, and draft numerous zoning amendments. Presenting of draft changes to floor area ratio requirements and downtown parking exceptions will occur in July.	South Hill	\$7,000	SOUTH HILL		\$7,000	Approved	\$7,000	04/11/24	10/11/24	<input type="checkbox"/>
Regional											
2050 Rural Long-Range Transportation Plan	The 2050 RL RTP is a goal driven plan that evaluates the regional transportation network and provides recommendations to address current and future needs with a horizon year of 2050. All road improvements are ranked through a prioritization matrix. All other proposed improvements are listed as "Vision Projects". Current Status - Data collection, analysis, and a public survey are being finalized. The survey will be circulated this summer with SPDC staff meeting with localities soon thereafter.	SPDC		VDOT-WP			Approved		07/03/23	01/23/25	<input type="checkbox"/>
CEDS Annual Update											
	Each year the CEDS goals, objectives, and actions are reviewed by the CEDS Committee and SPDC staff to assess progress made and/or make edits as conditions may warrant. Current Status - Final draft version of the updated CEDS has been posted for a 30-day public comment period. The CEDS Committee is scheduled to meet on July 11th and recommend the CEDS be adopted by the SPDC at their July 25th quarterly meeting.	SPDC		EDA			Approved		07/01/23	06/30/26	<input type="checkbox"/>
GOVA: MBC Middle Mile Fiber Construction Project											
	Subgrantee: Mid-Atlantic Broadband Corp. The purpose of this project will be to build eight (8) open-access middle mile fiber segments that will provide critical broadband connectivity and diversity for economic development purposes in thirteen (13) localities in the Commonwealth of Virginia including the Counties of Mecklenburg, Lunenburg, Prince Edward, Nottoway, Dinwiddie, Prince George, Sussex, Greensville, Cumberland, Goochland, Louisa, Powhatan, and the City of Petersburg. Current Status - The environmental review is 95% complete. MBC is awaiting formal approval of a rescope. MBC hopes to complete final design by February 2025 and solicit bids by April 2025.	Mid-Atlantic Broadband	\$20,000,000	GOVA-SC EDA-ARPA NTIA	02/03/22 03/29/22 09/30/22	\$5,000,000 \$4,000,000 \$16,395,565	Approved Denied Approved	\$5,000,000	03/10/22	08/31/25 07/01/24 08/31/27	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Southside Active Transportation Plan											
	Update and consolidate the two existing bicycle, pedestrian, and trails plans (Halifax County Trails, Bicycle, and Pedestrian Plan and the Lake Country Bicycle, Pedestrian, and Trails Plan) into one regional plan. Current Status - Adopted by the SPDC Board at their January 25, 2024 meeting.	SPDC		VDOT-WP			Approved		07/01/21	01/25/24	<input checked="" type="checkbox"/>

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
Southside PDC All Hazards Mitigation Plan Update	Update the Regional Hazard Mitigation Plan that was adopted in 2020 (valid for 5 years). <i>Current Status - Funds awarded on Aug 7 and contract signed and returned on Aug. 15. Next step is for VDEM to schedule a grant implementation meeting.</i>	SPDC	\$100,000	FEMA	02/17/22	\$100,000	Approved	\$100,000	08/07/23	08/05/25	<input type="checkbox"/>
The Civil Rights in Education Heritage Trail Project	Virginia's Crossroads will 1) add twelve (12) new Civil Rights in Education Heritage Trail (CRIEHT) locations to the existing forty-one (41) sites; 2) complete the design portion of the graphic panel inserts to reflect the newly designed map and trail listing for continuity with the existing locations; 3) refurbish the existing pedestals; 4) make every existing site ADA compliant; 5) install new wayfinding signs; and 6) complete an Economic Impact Study. Mecklenburg County is acting as the fiscal agent for Virginia's Crossroads (formerly known as Virginia's Retreat). <i>Current Status - Project is complete.</i>	Mecklenburg County	\$140,000	TRRC-SP	10/17/19	\$70,000	Approved	\$70,000	01/08/20	01/06/24	<input checked="" type="checkbox"/>
Tobacco Heritage Trail Maintenance & Amenities	Purchase replacement materials for the Tobacco Heritage Trail, such as fencing, signage, and bridge decking. Also purchase amenities for Victoria section to make it consistent with other sections. <i>Current Status - Environmental Review is Complete - may proceed with construction</i>	Roanoke River Rails-to-Trails	\$77,854	DCR-RTF	05/05/23	\$61,941	Approved	\$62,059	08/21/23	08/31/26	<input type="checkbox"/>

GO VIRGINIA ACTIVE PROJECT LIST

Active GoVA Projects List

7/23/2024

Sources of Funding

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
Regional											
GOVA: Amelia County Regional Commerce Center Planning Project	Subgrantee: Amelia County EDAThe Heartland Regional Industrial Facilities Authority (RIFA) is partnering with the Amelia County Economic Development Authority (EDA) to expand the inventory of industrial sites within the territory covered by the RIFA. The Amelia County EDA acquired a 134 acre-site on the north side of Rt. 360, 4 miles west of Amelia Courthouse, in January of 2023, and the Amelia County Board of Supervisors rezoned the property to an Industrial M-1 classification in June of 2023. Grant activities will include raising the site's Tier level from a 2 to a 3 by completing the required due diligence.	SPDC		GOVA-PC-ECB	12/11/23	\$100,000	Pending				<input type="checkbox"/>
GOVA: Commonwealth Regional Council (CRC) REDO Planning	Subgrantee: Commonwealth Regional CouncilThe Commonwealth Region Council (CRC) member localities of Amelia, Buckingham, Charlotte, Cumberland, Lunenburg, Nottoway, and Prince Edward Counties, and Longwood University have joined together to develop a business plan that includes strategic goals, priorities, focus points and areas of support for the CRC footprint. This will enable the region to better align with current members' goals, reflect changes in the economic development landscape, and launch a Regional Economic Development Organization (REDO) in an effective, sustainable manner. <i>Current Status - GOVA</i>	SPDC	\$65,000	GOVA-PC-ECB	08/01/22	\$65,000	Approved	\$65,000	08/18/22	01/31/24	<input checked="" type="checkbox"/>
GOVA: ExperienceWorks	Subgrantee: Institute of Advanced Learning & Research (IALR)ExperienceWorks is a systems approach that leverages current GO Virginia Region 3 workforce development investments to connect students and young adults to high-skill, high-wage employment opportunities through a myriad of work-based learning platforms. Project outcome is to increase the number of high school graduates who can be gainfully employed in targeted growth sector positions. <i>Current Status - Summer Camp planning has begun. They are exploring how to better support small businesses by covering a portion of the stipends.</i>	SPDC	\$1,734,084	GOVA-PC	08/05/21	\$515,628	Approved	\$515,628	09/23/21	03/31/24	<input checked="" type="checkbox"/>

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
GOVA: GO TEC Virginia 2025	Subgrantee: Institute for Advanced Learning & Research (IALR)Great Opportunities in Technology and Engineering Careers (GO TEC®) Virginia 2025 is a strategic talent pipeline initiative designed to attract new companies and grow existing businesses in targeted traded sectors across multiple GO Virginia regions based on aligned economic development interests. Within three years, GO TEC Virginia will create up to 3,400 new jobs with average salaries of \$42,500 and a potential for more than \$800 million in new investment in the Commonwealth. Current Status - The contract has been finalized and is being circulated for signatures. Partnership MOU's are in place. All positions have been hired and the Regions are assembling their Advisory Councils.	SPDC	\$3,793,096	GOVA-SC	11/04/22	\$3,474,821	Approved	\$3,474,821	12/13/22	03/31/26	<input type="checkbox"/>
GOVA: MBC Middle Mile Fiber Construction Project	Subgrantee: Mid-Atlantic Broadband Corp.The purpose of this project will be to build eight (8) open-access middle mile fiber segments that will provide critical broadband connectivity and diversity for economic development purposes in thirteen (13) localities in the Commonwealth of Virginia including the Counties of Mecklenburg, Lunenburg, Prince Edward, Nottoway, Dinwiddie, Prince George, Sussex, Greensville, Cumberland, Goochland, Louisa, Powhatan, and the City of Petersburg. Current Status - The environmental review is 95% complete. MBC is awaiting formal approval of a rescue. MBC hopes to complete final design by February 2025 and solicit bids by April 2025.	Mid-Atlantic Broadband	\$20,000,000	GOVA-SC EDA-ARPA NTIA	02/03/22 03/29/22 09/30/22	\$5,000,000 \$4,000,000 \$16,395,565	Approved Denied Approved	\$5,000,000 \$16,395,565	03/10/22 08/31/23	08/31/25 07/01/24 08/31/27	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
GOVA: P&HCC GO TEC Welding Instructor	Subgrantee: Patrick & Henry Community CollegeP&HCC seeks to expand current training opportunities in welding to include high school dual enrollment opportunities to grow the pipeline of trained welders. P&HCC plans to enroll and train a total of 27 students in two years. Students participating in the new dual enrollment welding opportunity will have the opportunity to earn a Career Studies Certificate (CSC) inWelding if they complete two full years of dual enrollment credits and the opportunity to earn up to three (3) certifications through the American Welding Society (AWS). Current Status - The project was approved at the March State Board meeting. Contract negotiations have begun.	SPDC	\$119,733	GOVA-PC	02/02/23	\$118,545	Approved	\$118,545	03/14/23	05/02/25	<input type="checkbox"/>

Project	Project Description	Applicant	Project Total Cost	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Done ?
GOVA: SoVa Health Sciences Careers Planning	Subgrantee: Southern Virginia Partnership for Health SciencesThis project will develop a robust and strategic talent pathway for health science careers to address the region wide health care shortages. This project recognizes the competitive disadvantage faced by Southern Virginia when recruiting and retaining business investment because of our documented low healthcare outcomes, diminishing access to healthcare providers, and availability of credentialed healthcare workers. The SOVAPHSC's coalition of key stakeholders will develop a strategic understanding and plan for healthcare workforce development in Southern Virginia to address this situation. The overall goal is to have a skill-ready and health-ready workforce that advances Southern Virginia's economy.	SPDC	\$133,000	GOVA- TPI	05/03/23	\$133,000	Approved		09/12/23	05/03/25 <input type="checkbox"/>
GOVA: SOVA RISE Build-to-Scale	Subgrantee: SOVA Innovation Hub CorporationThe RISE Build-to-Scale Initiative is the next phase of the SOVA RISE Collaborative, which continues and expands the entrepreneurship ecosystem in Region 3. Region 3 Council has long identified the development of an entrepreneurship ecosystem as a top priority for economic development in Southern Virginia. This effort would serve all aspiring business founders and existing businesses with access to training and resources with recognition of the importance of supporting scalable startups and growing traded sector businesses. Activities will include the launch of the RISE Community Navigator Program, expansion of the RISE Entrepreneurship Training Pipeline, and extension of Outreach and Storytelling.	SPDC		GOVA-PC	08/03/23	\$600,000	Approved	\$600,000	09/12/23	12/31/26 <input type="checkbox"/>
GOVA: SVCC GO TEC Mechatronics Instructor	Subgrantee: Southside Virginia Community CollegeThis project will support the GO TEC Pathways program delivered by Southside Virginia Community College (SVCC) on behalf of four (4) school divisions located in Region 3's northern sub-region. SVCC is experiencing a positive enrollment trend which will require a full-time salaried instructor at the John H. Daniel Campus in Keysville. This instructor will be responsible for Mechatronics instruction to dual enrollment high school students as part of the GO TEC Pathways program. [*Mechatronics combines mechanics, electronics, robotics, and computer-related subjects.] Current Status - The project was approved at the March State Board meeting. Contract negotiations have begun.	SPDC	\$137,732	GOVA-PC	02/03/23	\$137,732	Approved	\$137,732	03/14/23	05/02/25 <input type="checkbox"/>

Project

Project Description

Applicant

Project
Total Cost

Sources of Funding

	Funding Entity	Submit Date	Amount Requested	Status	Amount Approved	Date Approved	Complete Date	Done ?
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GOVA: SVRA Site

Subgrantee: Southern Virginia Regional Alliance (SVRA) The Southern Virginia Regional Alliance (SVRA) is proposing to develop a site development program that will parallel VEDP's Site Development Program. The region had 33 of 66 available sites evaluated as part of the VEDP Program. This project will elevate 11 of the 33 publicly owned sites to be more shovel-ready. The project will 1) raise six (6) sites from Tier 2 to Tier 4, 2) raise four (4) sites from a Tier 2 to Tier 3 in preparation for future Tier 4 work, and 3) site characterization of one (1) site. Go VA funds will be used for site engineering and project administration.

Current Status - Engineering work is underway.

GOVA: The Gupton Initiative Planning

Subgrantee: The Commonwealth Alliance for Rural Colleges The Virginia College Fund (VCF) in partnership with VCU's College of Engineering will create a pipeline of internship and employment opportunities for students of VCF member institutions in the advanced pharmaceutical manufacturing cluster. VCF will head the working group consisting of partnering institutions and localities, which will develop a situational analysis, strategy and a roadmap in order to further demonstrate the potential for employment in advanced manufacturing sectors across Virginia.

Current Status - Stakeholder meetings are ongoing and the feasibility study is nearing completion.

GOVA: VGA Refresh Planning

Subgrantee: Virginia's Growth Alliance (VGA) (Mecklenburg Co fiscal agent) Virginia's Growth Alliance (VGA) will lead the development of a strategic reset of goals, priorities, focus and support to better reflect changes in the organization and economic development landscape, realigning the organization into a more effective and sustainable posture. This grant will build and strengthen the capacity of the regional economic development organization through business sector analysis, workforce study, analysis of regional incentives and a fundraising campaign feasibility study.

Current Status - A project extension has been requested through 7/31/2023. The strategic plan is over 50% complete and the feasibility study is underway.

GOVA: VGA Site Development Project

Subgrantee: Virginia's Growth Alliance (VGA) (Mecklenburg Co fiscal agent) The objective of this project is to increase the marketability of industrial sites across the region to encourage selection by high value companies. It will up-tier four (4) sites shown to have the most potential from previous VEDP research.

Current Status - Due diligence studies are underway.

Funding Sources

AARP-CC	AARP Community Challenge
Alberta	Alberta
ALTRIA	Altria Group
BCSO	Brunswick County Sheriff's Office
BIKES	PeopleForBikes (Bikes Belong)
BRUN_CO	Brunswick County
DCR	Virginia Department of Conservation and Recreation
DCR-RTF	Virginia Department of Conservation and Recreation - Recreational Trails Fund
DCR-RTP	Virginia Department of Recreation and Conservation - Recreational Trails Program
DCR-VLCF	Virginia Department of Conservation and Recreation - Va. Land Conservation Fund Grant Program
DCR-VOF	Virginia Department of Conservation and Recreation - Virginia Outdoors Fund
DEQ-ARPA	DEQ ARPA Wastewater Funds
DEQ-VCWRLF	Virginia Department of Environmental Quality-Virginia Clean Water Revolving Loan Fund
DES	Dominion Environmental Stewardship
DGIF	Virginia Department of Game & Inland Fisheries
DHCD-BDRG	DHCD-Business District Resurgence Grant
DHCD-BEE	Virginia Department of Housing and Community Development - Building Entrepreneurial Economies Grant
DHCD-CARES	DHCD-CARES-Urgent Need
DHCD-CDAG	Virginia Department of Housing and Community Development - Commercial District Affiliate Grant
DHCD-CDBG-LIG	Virginia Department of Housing and Community Development - Community Development Block Grant
DHCD-CDBG-PG	Virginia Department of Housing and Community Development - CDBG-Local Innovation Grant
DHCD-CDBG-SBRAP	Virginia Department of Housing and Community Development - CDBG-Planning Grant
DHCD-IRF	Virginia Department of Housing and Community Development - CDBG-Small Business Recovery Assistance Fund
DHCD-IRF-PG	Virginia Department of Housing and Community Development - Industrial Revitalization Fund Plannin Grant
DHCD-VATI	Virginia Department of Housing and Community Development - Virginia Telecommunications Initiative
DHCD-VMS	Virginia Department of Housing and Community Development - Virginia Main Street
DHR	Virginia Department of Historic Resources
DOC	Virginia Department of Corrections
EDA	US Department of Commerce - Economic Development Administration
EDA-ARPA	US Department of Commerce - Economic Development Administration-ARPA
EDA-CARES	US Department of Commerce - Economic Development Administration-CARES
EPA	EPA
EPA-STAG	US Environmental Protection Agency - State and Tribal Assistance Grant Programs
FEMA	Federal Emergency Management Agency
FHA-NSBP	US Department of Transportation, Federal Highway Administration - National Scenic Byways Program
FHWA	US Federal Highway Administration
GOVA- TPI	GOVA Talent Pathway Initiative
GOVA-ERR-PC	GOVA Economic Resilience & Recovery (ERR) - Per Capita (PC) Grant
GOVA-ERR-PC-ECB	GOVA Economic Resilience & Recovery (ERR) - Per Capita (PC) Enhanced Capacity Building (ECB) Grant
GOVA-PC	GOVA Per Capita (PC) Grant
GOVA-PC-ECB	GOVA Per Capita (PC) Enhanced Capacity Building (ECB) Grant
GOVA-PC-REI	GOVA Per Capita (PC) Regional Entrepreneurship Initiative (REI) Grant
GOVA-SC	GOVA-State Competitive
HALIFAX_CO	Halifax County
LKG911	Lake Gaston 911 Community Task Force
LUNE_CO	Lunenburg County
LVILL	Town of Lawrenceville
MECK_CO	Mecklenburg County
MSFT	Microsoft
NCCF-DWF	NC Community Foundation - Duke Water Fund
NFWF	National Fish & Wildlife Foundation
NPS	National Park Service
NTIA	National Telecommunications and Information Administration
OAA	Opioid Abatement Authority
RAISE	US DOT Rebuilding American Infrastructure with Sustainability and Equity
RD	US Department of Agriculture, Rural Development
RD-CONS	US Department of Agriculture, Rural Development - Construction Grant

This report is sorted by project name.

RD-GRANT	US Department of Agriculture, Rural Development - Grant
RD-LOAN	US Department of Agriculture, Rural Development - Loan
RD-PG	US Department of Agriculture, Rural Development - Planning Grant
RD-RBDG	US Department of Agriculture, Rural Development - Rural Business Development Grant
RD-SEARCH	US Department of Agriculture, Rural Development - SEARCH Grant
RRRTT	Roanoke River Rails-to-Trails, Inc.
RTC	Rails-to-Trails Conservancy
SBA	US Small Business Administration
SCRC-SEID	Southeast Crescent Regional Commission: State Economic and Infrastructure Development
SOUTH HILL	South Hill
SVCC	Southside Virginia Community College
TEA-21	Virginia Department of Transportation - Transportation Equity Act for the 21st Century
TRRC	Tobacco Region Revitalization Commission
TRRC	Tobacco Region Revitalization Commission
TRRC-AG	Tobacco Region Revitalization Commission - Agriculture
TRRC-ECDEV	Tobacco Region Revitalization Commission - Economic Development
TRRC-EDUC	Tobacco Region Revitalization Commission - Education
TRRC-R	Tobacco Region Revitalization Commission - Reserve/ARRA
TRRC-SP	Tobacco Region Revitalization Commission - Special Projects
TTF	The Trail Fund (American Trails)
VDACS-AFID	Virginia Department of Agriculture & Consumer Services-Agriculture & Forestry Industries Development
VDACS-RRTF	Virginia Department of Agriculture & Community Services - Rural Rehabilitation Trust Fund
VDEM	Virginia Department of Emergency Management
VDH	Virginia Department of Health
VDOF-GIC	Virginia Department of Forestry - Green Infrastructure Center Technical Assistance
VDOT SMART	VDOT SMART Scale
VDOT-ED	Virginia Department of Transportation - Economic Development Access Program
VDOT-HB2	Virginia Department of Transportation - HB2
VDOT-MAP21	Virginia Department of Transportation - Moving Ahead for Progress in 21st Century
VDOT-RS	Virginia Department of Transportation - Revenue Sharing
VDOT-STIM09	Virginia Department of Transportation - Stimulus Funding
VDOT-WP	VDOT Rural Transportation Planning Work Program
VEDP-VBAF	Virginia Economic Development Partnership - Virginia Brownfields Assistance Fund
VEDP-VBRSP	Virginia Economic Development Partnership-Virginia Business Ready Sites Program
VGA	Virginia's Growth Alliance
VHDA	Virginia Housing Development Authority
VITA-PSAP	Virginia Department of Information Technology - PSAP Grants
VLCF	Virginia Land Conservation Fund
VTC	Virginia Tourism Corporation
WELLS-FARGO	Wells Fargo's Environmental Solutions for Communities

Funding Sources

AARP-CC	AARP Community Challenge
Alberta	Alberta
ALTRIA	Altria Group
BCSO	Brunswick County Sheriff's Office
BIKES	PeopleForBikes (Bikes Belong)
BRUN CO	Brunswick County
DCR	Virginia Department of Conservation and Recreation
DCR-RTF	Virginia Department of Conservation and Recreation - Recreational Trails Fund
DCR-RTP	Virginia Department of Recreation and Conservation - Recreational Trails Program
DCR-VLCF	Virginia Department of Conservation and Recreation - Va. Land Conservation Fund Grant Program
DCR-VOF	Virginia Department of Conservation and Recreation - Virginia Outdoors Fund
DEQ-ARPA	DEQ ARPA Wastewater Funds
DEQ-VCWRIF	Virginia Department of Environmental Quality-Virginia Clean Water Revolving Loan Fund
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VLCF	Virginia Land Conservation Fund
VTC	Virginia Tourism Corporation
WELLS-FARGO	Wells Fargo's Environmental Solutions for Communities

**LAKE
COUNTRY
DEVELOPMENT
CORPORATION
LOAN
FLYER**



Lake Country Development Corporation

200 S. Mecklenburg Ave., South Hill, VA 23970

Phone: (434) 447-7101

Email: scooper@southsidepdc.org

Lake Country Development Corp. (LCDC) was formed in 1981 as a private, non-profit 501 (c) (3) corporation responsible for the administration of revolving loan funds to promote job creation in the Southside Planning District Region. Loan funds are provided to locating and expanding businesses and industries in the area. Lake Country is a lender of "last resort", **thus a bank referral or denial letters are required (except on microloan pool requests).**

EDA Pool

Eligible Applicants:

- Units of local government.
- Public and private nonprofit organizations.
- Small to medium sized businesses that are engaged in technology, biotechnology, tourism, basic industry, manufacturing, non-retail commercial and service operations.

IRP Pool

Eligible Applicants:

- Private, for-profit firms.
- Local IDA's.

Microloan Pool

Eligible Applicants:

- Small business owners.

Eligible Activities:

- Working Capital and Start-Up Funds.
 - Fixed Asset Financing.
- Land Development / Infrastructure Improvements.
- Rehabilitation / Renovation of Existing Building.

Loan Guidelines:

- **Job Creation / Retention** = One job for every \$40,000 borrowed.
- **Loan Amount** = \$40,000 - \$400,000.
- **Interest Rate** = 3 points below prime, with a floor of 3%.
- **Minimum Equity** = 10% - 15%.
- **Security** = Lien on fixed assets & personal guarantee(s).
- **Loan Term** = Fixed Assets 10-15 yr.; Working Capital = max 5 yr.
- **Loan Origination Fee** = 1%, not to exceed \$2,500.
- **Closing Costs** = 100% paid by borrower.

Loan Guidelines:

- **No Job Creation / Retention criteria.**
- **Loan Amount** = \$25,000 - \$150,000.
- **Interest Rate** = 3 points below prime, with a floor rate of 4%.
- **Minimum Equity** = 15%.
- **Security** = Lien position on fixed assets & personal guarantee(s).
- **Loan Term** = Fixed Assets = max 25 yr.; Working Capital = max 5 yr.
- **Loan Origination Fee** = 1%
- **Closing Costs** = 100% paid by borrower.

Loan Guidelines:

- **No Job Creation / Retention criteria.**
- **No bank referral/denial letters required**
- **Loan Amount** = Max \$40,000.
- **Interest Rate** = 3 points above prime.
- **Equity** = Determined on a case-by-case basis.
- **Security** = Determined on a case-by-case basis.
- **Loan Term** = Max 5 years.
- **Loan Origination Fee** = 1%
- **Closing Costs** = 100% paid by borrower.

CEDS HYPERLINKS

2020 CEDS HYPERLINKS

INTRODUCTION

Southside Planning District Commission: <https://www.southsidepdc.org/>

INFRASTRUCTURE

Mid-Atlantic Broadband: <https://mbc-va.com/>

MBC's infrastructure map: <https://mbc-va.com/network/>

Mecklenburg Electric Cooperative: <http://www.meckelec.org/>

EmPower Broadband Cooperative: <http://www.empowermec.net/>

Connect America Fund: <https://www.fcc.gov/general/connect-america-fund-caf>

Virginia Telecommunications Initiative: <https://dhcd.virginia.gov/index.php/vati>

High-Speed Rail Alliance: <https://www.hsrail.org/why-high-speed-rail>

2045 Regional Long-Range Transportation Plan: <http://www.southsidepdc.org/index.php/services/transportation-planning>

INDUSTRY

GO Virginia: <https://govirginia.org/about/>

Growth and Diversification (G&D) Plan: <https://www.dhcd.virginia.gov/sites/default/files/Docx/gova/region-three/region-3-growth-diversification-plan-2019.pdf>

Virginia Economic Development Partnership: <https://www.vedp.org/>

Brunswick County IDA: <https://sites.vedp.org/brunswick>

Mecklenburg County IDA: <http://investinmeckva.com/available-sites-buildings/>

Halifax County IDA: <http://www.halifaxvirginia.com/sites-and-buildings>

Virginias Growth Alliance: <http://www.vagrowth.com/sites-buildings>

Southern Virginia Regional Alliance: <https://www.gosouthernvirginia.com/sites-buildings/sites-buildings>

Statewide database: <https://www.vedp.org/certified-sites>

Virginia Business Ready Sites Program: <https://www.vedp.org/vbrsp>

The Mid-Atlantic Advanced Manufacturing Center: <http://www.mamacva.com/>

Virginia Enterprise Zones: <https://www.dhcd.virginia.gov/vez>

Brunswick County VEZ: <https://brunswick.southsidegis.org/>

Halifax County VEZ: <https://www.webgis.net/va/halifax/>

Mecklenburg County VEZ: <https://meck.southsidegis.org/>

WORKFORCE

Virginia Career Works: <https://viriniacareerworks.com/>

Fast track: <https://www.fastforwardva.org/>

Virginia Economic Development Partnership: <https://www.vedp.org/>

Lake Country Advanced Knowledge Center: <https://southside.edu/workforce>

South Hill and Southern Virginia Higher Education Center:
<https://southside.edu/location/campus/South%20Boston>

Great Opportunities in Technology and Engineering Careers: <https://www.gotecva.org/about-go-tec/>

HEALTH SERVICES & PUBLIC SAFETY

Robert Graham Center for Policy Studies in Family Medicine and Primary Care: <https://www.graham-center.org/rgc/home.html>

VCU Health Community Memorial Hospital: <https://www.vcuhealth.org/community-memorial-hospital/community-memorial-hospital>

Sentara Halifax Dental Clinic: <https://www.sentara.com/halifax-southern-virginia/hospitalslocations/locations/sentara-halifax-dental-clinic.aspx>

VCU Massey Cancer Resource and Research Center: <https://massey.vcu.edu/patient-care/resources/crrcsv/>

Hendrick Cancer & Rehab Center: <https://www.vcuhealth.org/community-memorial-hospital/cmh-services/cmh-cancer-and-specialty-care/cmh-cancer-and-specialty-care>

Solari Radiation Therapy Center: <https://www.vcuhealth.org/community-memorial-hospital/cmh-services/cmh-cancer-and-specialty-care/cmh-cancer-and-specialty-care>

EDUCATION

Virginia Department of Education 2020 Accreditation Report:
http://www.doe.virginia.gov/statistics_reports/accreditation_federal_reports/accreditation/index.shtml

Virginia Cooperative Extension: <https://mecklenburg.ext.vt.edu/>

Southside Virginia Community College: <https://southside.edu/>

Lake Country Advanced Knowledge Center: <https://southside.edu/location/campus/South%20Hill>

Estes Community Center: <https://southside.edu/location/campus/Chase%20City>

Southern Virginia Higher Education Center: <https://southside.edu/location/campus/South%20Boston>

Center for Information Technology Excellence: <https://southside.edu/location/campus/South%20Hill>

Old Dominion University's Distance Learning: <https://southside.edu/old-dominion-university-distance-learning>

Workforce Development Services: <https://southside.edu/workforce>

Tradesman Training: <https://southside.edu/community-training-offerings>

Truck Driver: <https://southside.edu/truck-driving-training>

Nurse Aide: <https://southside.edu/nurse-aide-training>

Phlebotomy: <https://southside.edu/phlebotomy>

Solar: <https://southside.edu/solar>

Power Line Worker: <https://southside.edu/power-line-worker>

Southern Virginia Higher Education Center: <https://www.svhec.org/>

Career Tech Academy: <https://www.svhec.org/cta>

Mechatronics: <https://www.svhec.org/workforce/mechatronics>

IT skills: <https://www.svhec.org/ita>

Commonwealth Graduate Engineering Program: <http://cgep.virginia.gov/>

Commonwealth STEM Industry Internship Program: <https://csiip.spacegrant.org/>

Institute for Advanced Learning & Research: <https://www.ialr.org/>

Advanced Manufacturing Training Program: <https://www.ialr.org/integrated-machining-technology/>

Longwood University: <http://www.longwood.edu/>

Hampden-Sydney College: <http://www.hsc.edu/>

CULTURE & RECREATION

Occaneechee State Park: <https://www.dcr.virginia.gov/state-parks/occoneechee>

Fort Christanna: <https://www.dgif.virginia.gov/vbwt/sites/fort-christanna-historical-site/>

South Boston-Halifax Museum of Arts and History:
<https://www.virginia.org/listings/HistoricSites/SouthBostonHalifaxCountyMuseumofFineArtsandHistory/>

Brunswick County Byways Visitor Center:

<https://www.virginia.org/listings/VisitorInformationCenters/BrunswickBywaysVisitorsCenter/>

The Civil Rights in Education Heritage Trail:

<https://www.virginia.org/listings/HistoricSites/CivilRightsinEducationHeritageTrail/>

The Prizery: <https://www.prizery.com/>

Halifax County Little Theater: <https://hclt.org/>

Clarksville Fine Arts Center: <https://www.virginia.org/listings/TheArts/ClarksvilleFineArtsCenter/>

Colonial Center for the Performing Arts: <https://colonialcenterva.org/>

Berry Hill Resort: <https://berryhillresort.com/>

Prestwold Plantation: <https://www.virginia.org/listings/CulturalHeritage/PrestwoldPlantation/>

MacCallum More Museum & Gardens: <https://www.mmmg.org/>

The Kennon House: <https://www.kennonhouse.com/>

Southern Virginia Wild Blueway: <https://sovawildblueway.com/>

US Bike Route 1: [https://en.wikipedia.org/wiki/U.S. Bicycle Route 1](https://en.wikipedia.org/wiki/U.S._Bicycle_Route_1)

East Coast Greenway: <https://www.greenway.org/>

Beaches to Bluegrass Trail: <https://www.dcr.virginia.gov/recreational-planning/trailb2b>

Virginia Birding and Wildlife Trail: <https://www.dgif.virginia.gov/vbwt/>

Tobacco Heritage Trail: <https://tobaccoheritagetrail.org/>

Parker Park: <https://www.southhillva.org/visitor-information/parks-and-recreation>

John H. Kerr Dam: <https://www.recreation.gov/camping/gateways/458>

Staunton River State Park: <https://www.dcr.virginia.gov/state-parks/staunton-river>

Dark Sky: <https://www.darksky.org/>

Occaneechi State Park: <https://www.dcr.virginia.gov/state-parks/occoneechee>

North Bend Park: <https://www.recreation.gov/camping/campgrounds/233563>

GOALS AND OBJECTIVES

Growth and Diversification (G&D) Plan: <https://www.dhcd.virginia.gov/sites/default/files/Docx/gova/region-three/region-3-growth-diversification-plan-2019.pdf>

Enterprise: <https://www.dhcd.virginia.gov/vez>

Opportunity Zones: <https://www.eda.gov/opportunity-zones/>

Virginia Business Ready Sites Program: <https://www.vedp.org/vbrsp>

Rural Long-Range Transportation Plan: <http://www.southsidepdc.org/index.php/services/transportation-planning>

Southern Virginia Wild Blueway: <https://sovawildblueway.com/>

Tobacco Heritage Trail: <http://tobaccoheritagetrail.org/>

The Civil Rights in Education Heritage Trail:

<https://www.virginia.org/listings/HistoricSites/CivilRightsinEducationHeritageTrail/>

Virginias Civil War Trails: <https://www.virginia.org/CivilWarTrails/>

Certified Work Ready Community: <https://www.workreadycommunities.org/VA>

PLANNING AND IMPLEMENTING RESILIENCE

The Regional Hazard Mitigation Plan: <http://www.southsidepdc.org/index.php/services/hazard-mitigation>

Opportunity Zones: <https://www.dhcd.virginia.gov/opportunity-zones-oz>

Overview of Program: <http://www.statsamerica.org/opportunity/>

Interactive National Map: <http://www.statsamerica.org/opportunity/map.aspx>

Brunswick County OZ Map: <https://brunswick.southsidegis.org/>

Halifax County OZ Map: <https://www.webgis.net/va/halifax/>

Mecklenburg County OZ Map: <https://meck.southsidegis.org/>

Announcement: <https://www.governor.virginia.gov/newsroom/all-releases/2020/june/headline-858278-en.html>

Department of Housing and Community Development: <https://www.dhcd.virginia.gov/communities>

Virginia Main Street Community: <https://www.dhcd.virginia.gov/virginia-main-street-vms>

Main Street America: <https://www.mainstreet.org/home>

Southern Virginia Food Hub: <http://www.sovamakersmarket.com/>

ESTABLISHING INFORMATION NETWORKS: REGIONAL PARTNERSHIPS

GO Virginia: <https://govirginia.org/>

Go Region 3: <https://govirginia3.org/>

Growth and Diversification (G&D) Plan: <https://www.dhcd.virginia.gov/sites/default/files/Docx/gova/region-three/region-3-growth-diversification-plan-2019.pdf>

Southern Virginia Regional Alliance: <https://www.gosouthernvirginia.com/>

Virginia's Growth Alliance: <http://www.vagrowth.com/>

Virginia Economic Development Partnership: <https://www.vedp.org/>

Virginia Business Ready Sites Program: <https://www.vedp.org/vbrsp>

Brunswick County IDA: <https://www.bcida.org/>

Halifax County IDA: <https://www.halifaxvirginia.com/>

Mecklenburg County IDA: <http://investinmeckva.com/>

The Longwood Small Business Development Center: <https://sbdc-longwood.com/>

Lake Country Development Corporation: <https://www.southsidepdc.org/index.php/projects/ongoing-programs/79-lake-country-development-corporation>

DHCD- Community Development Block Grants: <https://www.dhcd.virginia.gov/cdbg-community-improvement-grants>

USDA- Rural Development: <https://www.rd.usda.gov/va>

Virginia Tobacco Revitalization Commission: <https://www.revitalizeva.org/grant-loan-program/>

Department of Commerce- Economic Development Administration: <https://www.eda.gov/funding-opportunities/>

Virginia Enterprise Zone: <https://www.dhcd.virginia.gov/vez>

Jobs Creation Grant: <https://www.vedp.org/incentive/virginia-enterprise-zone-job-creation-grant>

Real Property Investment Grant: <https://www.vedp.org/incentive/virginia-enterprise-zone-real-property-investment-grant>

**SPDC
DATA
SOURCES
TABLE**

Subject	Link to Spreadsheet	Last Checked for Updates	Subject	Areas * Denotes Partial Data	Sources	Data Dates	Sample or 100% Data
<u>Agriculture</u>	Farm Summary Highlights by County	4/6/20	General farm characteristics, farms by type, operators, land in farms.		USDA Census of Agriculture	1989-2017	100%
	Tobacco Harvested & Production	4/6/20	Tobacco acres harvested each year, pounds of five cured tobacco produced each year		USDA Census of Agriculture & Yearly Survey	1999-2018	Both
<u>Demographics</u>	Median Age for Neatmy Counties	4/2/20	Median ages for our counties and many of the VA & NC counties near us.		Decennial Census 2000, 2010 & American Community Survey	2000-2018	Both
	Population and Housing Units in Fire Districts	2/14/20	Population by age group and race, housing units summarized by Fire District. Fire District boundaries as in use 2/14/20. Summarized by using census block data with centroid within fire district.		Decennial Census 2010	2010	100%
	Population by Age Group w/ Median Age, Includes Current Population Estimates	1/18/22	Population by age group. Includes decennial census data 1990-2010, American Community Survey estimates, and estimates from Census Population Estimates Program.		Decennial Census 1990-2010, American Community Survey, Census Population Estimates	1990-2019	Both
	Population by Age Group in a Radius or Buffer of a Certain Location	3/1/20	Population in a radius or buffer around a certain point, by age group. At this time, this only includes data in a 45 mile ring around Clarksville and Lenoirville. More will be added as needed.		Decennial Census 2010	2010	100%
	Population by Hispanic/Not Hispanic Status, Including Estimates - Counties & POC	8/16/21	Population by Hispanic/not hispanic status, for the counties and POC. Also includes country of origin for decennial census data.		Decennial Census 2000-2010, American Community Survey, Census Population Estimates	2000-2020	Both
	Population by Hispanic/Not Hispanic Status - Towns	3/23/22 [NEW]	Population by Hispanic/not hispanic status, for towns.		American Community Survey	2018	Sample
	Population by Sex, by Age Group	4/1/19	Population broken down by sex, and then by age group.		Decennial Census 2010	2010	100%
	Population by Race - Detailed	8/16/21	Population by race, detailed breakdown. Includes Census 2000 & 2010, and American Community Survey Data up to 2017.		Decennial Census 2000, 2010 & American Community Survey	2017	Both
	Population by Race - General, Includes Current Estimates - 2017 Present	1/27/20	Population by race. Currently this data only includes data from Census Population Estimates program.		Census Population Estimates	2018	Sample
	Population by Race - Town Detailed	3/16/22	Population by race, detailed breakdown. American Community Survey Data 2018 & 2019. Per towns.		American Community Survey	2019	Sample
<u>Economy, Travel & Tourism</u>	Braceys Welcome Center Statistics	4/2/19	Statistics from Braceys Welcome Center: door counts, reservations made, bookings, etc.		Va Tourism Corp	2007-2018, part of 2019	100%
	Economic Impact of Travel	6/10/22	Travel expenditures, tourism related expenditures, tax receipts, and excise taxes	Counties	Va Tourism Corp & Va Public Auditor	2003-2021	100%
	Local Option Sales Tax	6/7/22	Local option sales tax	Counties	Va Dept of Taxation (Weldon Cooper)	1999-2021	100%
	Taxable Sales by Year	6/7/22	Taxable Sales since 1984. Not all years are currently available for Virginia.	Counties, POC, VA*	Va Dept of Taxation (Weldon Cooper)	1984-2021	100%
<u>Education</u>	Educational Attainment	6/10/22	Education attainment of population. Broken down by population 18-24 and 25+.	Counties, POC, VA	American Community Survey	2011-2020	Sample
	On-Time High-School Graduation Rates	6/10/22	On-time, 4-year high school graduation rates (Public School Systems)	Counties, POC, VA	Va Dept of Education	2017-2021	100%
<u>Employment & Industry</u>	Annual Unemployment Rate & Labor Force	6/7/22	Labor Force, Employed, Unemployed, and Unemployment Rate		BLS Local Area Unemployment Statistics	1990-2021	n/a
	Employment by Industrial Sector - Quarterly	1/31/20	Average employment during a quarter, by industrial sector.		BLS Quarterly Census of Employment and Wages	2019Q2	Sample
	Employment by Industrial Sector - Yearly	1/15/17	Average employment during a quarter, by industrial sector. Includes several years from 2001-2016. (Need to add more years)		BLS Quarterly Census of Employment and Wages	2001, 2009, 2013, 2016	Sample
	Employment & Wages, by Planning District & County	6/7/22	Number of establishments, employment, and wages for counties and POC for 2019 & 2020.	Counties, POC, VA	BLS Quarterly Census of Employment and Wages	2018-2020	Sample
	Employment & Wages by Occupation, for Planning District	4/30/20	Employment & wages by occupation. May 2018. Includes selected data from 2012 & 2017.		VEC Occupational Employment & Wage Rates	2012, 2017, 2018	Sample
	Industrial Closings and Layoffs 2000-2017	4/1/17	List of major closings and layoffs		Various	2000-2017	n/a
	Industrial Operations & Expansions 2005-2017	4/1/17	List of major openings and expansions		Various	2000-2017	n/a
<u>Households & Families</u>	New Startup Firms	6/7/22	Startup firms as defined in VEC Community Profiles.	POC	Virginia Employment Commission	2018-2021	n/a
	Retail Establishments	4/1/19	Number of retail establishments (NAICS 44 & 45)		Economic Census	2007, 2012	100%
	Top 50 Employers	4/2/19	Top 50 employers for the Planning District.		VEC Quarterly Census of Employment and Wages	2012, 2014, 2018	n/a
<u>Housing & Commuting</u>	Housing Units by, by Household Type	4/7/20	Count of occupied housing units (equals households), by age of householder, divided by type of household. Contains female head of household, and elderly households.		American Community Survey	2016, 2018	Sample
	General Household & Family Characteristics	4/7/20	Households by household and family type		American Community Survey	2016, 2018	Sample
	Commuting Characteristics	1/18/22	Characteristics of commute to work including means of travel, place of work, and travel times.	Counties, POC	American Community Survey	2016, 2018, 2019	Sample

Subject	Link to Spreadsheet	Last Checked for Updates	Subject	Areas * Denotes Partial Data	Sources	Data Dates	Sample or 100% Data
	Commuting Flows 2000-2013	3/2/18	A detailed look at where workers commute to/from. Based on a report by the Census Bureau.		American Community Survey	2013	Sample
	General Housing Characteristics	6/9/22	Characteristics of housing units		American Community Survey	2016, 2018, 2019, 2020	Sample
	Geographic Mobility (Immigration)	7/13/21	For each county, this table shows the percentage of each population subject that moved within the county, into the county from another county, into the county from another state, and into the county from abroad.		American Community Survey	2019	Sample
	Vacant Housing Characteristics	4/2/20	Occupation characteristics of vacant housing units.		American Community Survey	2018	Sample
Income							
	Cost of Living Comparison	1/27/20	Cost of living comparisons between Danville and other areas. Danville was chosen because it was the closest available area. From CNN Money: How Far Will My Salary Go in Another City?		CNN Money	2012, 2014, 2018	Sample
	Per Capita, Median & Mean Household Income	4/14/23	Per capita, median household, and mean household income from Decennial Census and American Community Survey		Decennial Census, American Community Survey	2000, 2010-2019	Both
	Poverty Rates (American Community Survey)	6/10/22	Poverty rates. Decennial Census years from 1980-2010 and ACS data. Includes PDC.	Counties, PDC	Decennial Census, American Community Survey	1980-2019	Sample
	Poverty Rates (Census Small Area Income & Poverty Estimates Program)	6/3/21	Poverty rates. From the Census Bureau's SAIIP Program. This data does not reveal the total for action poverty is determined, so a total can not be calculated for the PDC.	Counties	Census Small Area Income & Poverty Estimates Program	2019	Sample
	See also Employment & Industry > Employment & Wages by Occupation						
Population							
	Decennial Census Population Counts & Census Population Estimates for SPDC Counties & Towns, since 1940	6/9/22	Population percent change from 1940 to 2020. Population Estimates since 2010. Contains population by town, county, PDC, and state. This data includes Decennial Census and Census Population Estimates Program data	Towns, Counties, PDC, VA	Decennial Census, Census Population Estimates	1940-2021	Both
	Decennial Census Population Counts & Weldon Cooper Population Estimates for SPDC Counties	6/9/22 [NEW]	Population from Decennial Census and Weldon Cooper estimates for counties	Counties, PDC, VA	Decennial Census, Weldon Cooper Center	2010-2021	Both
	Population for SPDC Counties Since 1790	8/12/21	Population by decade since 1790 for planning district, PD13 counties, and state	Counties, PDC, VA	Decennial Census	1790-2010	100%
	Population Projections with Race, Weldon Cooper	6/3/21	Population projections 2020, 2030, & 2040. Latest projections available do not include race breakdown. Older projections from 2017 are included that do include race.	Counties, PDC, VA	Weldon Cooper Center	2020/30/40	n/a
Vital Statistics							
	Births & Deaths	6/11/14	Number of births and deaths. Needs updating		VDH	1995-2013	100%
Other Data							
	Broadband, Internet, & Computer Characteristics	6/3/21	Computers, Internet, Broadband, Internet availability by household income	Counties, PDC, VA	American Community Survey	2017-2019	Sample
	Disabilities	4/1/20	Population with disabilities		American Community Survey	2016, 2018	Sample

EXISTING PLANS & STUDIES LIST

Existing Plans & Studies

Planning efforts related to the local and regional economy have been undertaken at differing geographies across the region for many years. Previous plans have encompassed individual localities, the three-county region of the Southside PDC, Virginia's Tobacco Region and other multi county organizations. Some plans have focused on specific subject matter, such as workforce development, while others have been more general in nature. Each plan brought together public sector engagement, subject matter experts, business interests, and local officials to identify and develop potential solutions to economic challenges facing the Southside PDC region.

EXISTING PLANS/STUDIES

• US and Virginia Economic Outlook, Federal Reserve Bank of Virginia	2015
• VEC Labor Market Information Report	2015
• Virginia Performs	2015
• Workforce Development and the Role of Human Capital, Federal Reserve Bank of Virginia	2015
• Area 8 Regional Credential Employer Survey	2016
• Addressing the Impact of Housing for Virginia's Economy	2017
• Mecklenburg County Solar Facility Impacts Analysis – The Berkley Group, LLC	2017
• GO Virginia Region 3 Apprenticeship Analysis – IALR	2018
• GO Virginia Region 3 Entrepreneurial Assessment Report – Teconomy Partners	2018
• GO Virginia Region 3 High Value Wood Products Report – GENEDGE	2018
• Regional Downtown Development Strategy for Southside Virginia – Community Land Use & Economics Group, LLC	2018
• Virginia Outdoor Plan Region 13 Southside	2018
• Brunswick County Strategic Housing Plan – Hill Studio and Arnett Muldrow Associates	2019
• GO Virginia Region 3 Growth & Diversification Plan Update	2019
• 2045 Regional Long-Range Transportation Plan – SPDC	2020
• Brunswick County Emergency Operations Plan – SPDC	2020
• Halifax County Emergency Operations Plan – SPDC	2020
• Mecklenburg County Emergency Operations Plan – SPDC	2020
• GO Virginia Region 3 Entrepreneurship and Innovation Strategy Study – Longwood SBDC & MBC	2020
• Southside Regional Hazard Mitigation Plan – SPDC	2020
• The Impact of Data Centers on the State and Local Economies of Virginia – Mangum Economics	2020
• Southside Economic Resiliency Plan – SPDC	2023
• Tobacco Heritage Trail Master Plan Update – National Park Service, RRRT & SPDC	2023
• Comprehensive Economic Development Strategy (CEDs) 2020-2025 – SPDC*	2023
• The Pathway Forward// (Southside Active Transportation Plan) – SPDC	2024
• Southside Regional Housing Market Analysis*	
• 2050 Rural Long-Range Transportation Plan – SPDC*	
• 2025 Southside Regional Hazard Mitigation Plan – SPDC*	
• Southside Regional Opioid Abatement Assessment*	

*Indicates a plan currently being updated and/or drafted

GO VIRGINIA REGION 3 GROWTH & DIVERSIFICATION PLAN

EXECUTIVE SUMMARY



**GO VIRGINIA REGION 3
2019 UPDATE – GROWTH & DIVERSIFICATION PLAN
EXECUTIVE SUMMARY**

AUGUST 2019

www.govirginia3.org

Executive Summary

This report is an update to the original Growth and Diversification Plan (Growth Plan) adopted by Region 3 in August 2017. The 2019 update follows the Growth and Diversification Plan 2019 Amendment Guidelines to comply with the Growth and Opportunity Act of 2016, which requires regional plans to be updated at least every two years.

Under the guidance of the Region 3 Growth & Diversification Plan Committee, the updated plan seeks to **build on learned experience** from implementation of the 2017 Growth Plan, **with an emphasis on understanding the context** in which GO Virginia is carried out in Region 3. The result is a framework that establishes strategies that are easily understood and can be measured.

What We Accomplished:

The learned experience of the last two years includes the *project investments* that are discussed in more detail in the Investment Strategy section of this Report:

- 3 projects totaling nearly \$6 million in approved GO Virginia funding
- Leveraging over \$7 million in non-state, private and philanthropic funding.
- These investments will result in
 - 1) a new innovation hub in the southern tier of the region that introduces and trains entrepreneurs, small businesses, existing manufacturers, and individuals on new technology platforms that increase productivity and lead to high-paying jobs; and
 - 2) a robust pipeline of talent that is certified and ready to be employed in occupations in the region's target sectors. The estimated return on investment over 5 years for the GO-TEC project that will be the Region 3 platform for developing the talent, is projected to exceed a 1.4:1 ratio, producing over \$9 million in new state revenue.

In addition, the regional council generated cross-region communication that has resulted in scale-ups of businesses, as well as sharing of best practices. To do this, the regional council personally engaged over 250 local and regional stakeholders

thru a variety of methods. It sponsored 4 all-hands meetings, held 4 webinars and dozens of stakeholder conference calls, and created 7 working advisory committees. The council launched a website and social media presence, produced a library of videos and photographs, gave multiple presentations to civic organizations, hosted a number of state agency partners at its council meetings, and conducted two deep dive analyses in the areas of high value wood products and of apprenticeship and work-based learning. It also began to connect its innovation resources and assets more formally.

What We Learned:

What was learned from all these successful launch steps is that Region 3's assets and people are truly stewards and leaders that form a solid basis for continuing to build a strong regional economy. The challenge, as with any large organization, is sustainability to ensure full engagement and continuing focus on the priority goals.

What has also been learned during the course of developing this update relates to the *context* in which any Regional economy and organization operates, and the impact of that context to the success (or barrier) to any regional strategies. As highlighted in the section entitled "Alignment with State and Private Initiatives" there are no less than a dozen ongoing evaluations, initiatives, and strategies being led by partners outside of Region 3. The majority of these efforts will likely have some impact to Region 3. As a result, the council should reassess this 2019 update when these external evaluations are finalized and determine how the reports, findings and recommendations impact Region 3.

Where We'll Go:

The Growth and Opportunity Act of 2016 requires regional plans to be updated at least every two years. Based on an empirical analysis produced by Mangum Economics and with the substantial input from a variety of informed stakeholders with expertise and knowledge about the economy in Region 3, the forward looking strategy recommendations are intended to provide guidance to the Region 3 Council on how to most impactfully use its limited resources and its

substantial intellectual leadership, as it continues to build on its successes from 2017 and yet, adapt to changing market conditions that affect rural America. Forward-looking strategic recommendations include economic and operational actions.

Fundamentally, **both the data and the stakeholders** told us that:

- **The Region 3 economy overall is stable.** Perhaps attributable to stronger national economic conditions, there were some concerns raised about national policies related to trade. No major shifts in the economy in the last two years were noted; to some this is evidence of stability; to others it is a red flag for concern that the region is not keeping pace with its counterparts in rural America. Furthermore, the numerous unique physical assets that are currently underleveraged could, if fully developed, be **regionally impactful job centers** that stimulate the economy powerfully to complement ongoing incremental job creation. These assets included the facilities like the Foreign Affairs Security Training Center in Blackstone, Microsoft's data center in Mecklenburg County, the Virginia International Raceway in Halifax County, the Olde Dominion Agricultural Complex in Pittsylvania County, the vacant hospital facilities in South Boston and in Patrick County, the former DuPont Complex in Henry County, St. Paul's College in Brunswick County, and others.
- **Talent supply, development and recruitment remains a priority.** As evidenced in the Mangum Economic report, shortages in middle-skilled talent remain challenging for employers. Soft skills were cited by stakeholder as another weakness. GO-TEC is not yet a recognized brand - stakeholders generally indicated some awareness of it – but its outcomes have not yet begun to be felt in the Region and its brand has not yet become recognized by stakeholders. These impacts are expected over the next 2-5 years.
- **Lack of broadband remains a barrier to business formation, expansion and attraction and to talent development and recruitment in the region.** From entrepreneurs to small businesses to major manufacturers to health care to education, the lack of ubiquitous coverage at acceptable speeds and costs is a barrier to the economy's ability to fully grow.

- **Publicly controlled and prepared industrial real estate is acceptable, even competitive, for a region of this size.** However, the impact of sub-region variations of this prepared real estate product is evidenced through the numbers and quality of business development prospects being referred to the region as well as visiting the region. Additionally, there is a no formal assessment about the quantity and quality of prepared inventory for small-to-medium businesses and entrepreneurs that could support the creation of higher-paying tech jobs and the redevelopment of vacant buildings in the smaller towns of the region.
- **Opportunity exists in the entrepreneurial space** (see the TEconomy report), but, without a cohesive strategy and the promotion of support resources, this space's success is limited to defined geographic pockets. TEconomy's data indicates that there is a strong concentration of start-up activity in the **agriculture, natural resource, manufacturing, and health care sectors** in Region 3. Particularly notable among the young professional stakeholders is the willingness to launch businesses, coupled with frustration about lack of support systems and in some cases, policy barriers to business formation.
- **Data supports that the original strategic sectors defined in the 2017 Growth & Diversification Plan remain appropriate.** Despite the GO Virginia State Board determination that the health care field is not a traded sector and therefore not appropriate for GO Virginia funding, there is good data and strong stakeholder support in Region 3 to maintain the health care sector as important to the regional economy, particularly related to the use of technology in this field. There is also interest in focusing on the opportunities for value-added production opportunities for natural resource products including wood products and hemp. Input also indicated a desire to think toward the future for business sectors that may align, but not yet be fully researched to validate regional capacity for growth, such as unmanned systems. The 2019 plan update incorporates these sectors.

There are 29 strategies and measures identified in the Investment Priorities and Areas of Critical Needs, categorized in each section of this report. A summary of all strategies and measures can be found in the appendix entitled *Summary*

Recommendations. Successfully investing in projects that align with these strategies will, over time, lead to the ultimate goal of higher job creation through business formation, scale-up, and attraction.

Region 3 is a large geographic area with limited communication channels flowing east to west or west to east. In 2017, stakeholders told us that they did not know what was going on in other parts of the region. In 2019, stakeholders told us that they were beginning to learn what was happening in other parts of the region and they wanted to know more.

The strategies will continue to foster communication, cooperation, and collaboration among all areas of the region. The council has made great strides over the first 2-3 years, and the real impact lies ahead as workforce pipelines are filled and as the entrepreneurship center comes online. The Region 3 Council is eager and prepared to move forward.



**GO VIRGINIA REGION 3
2019 UPDATE – GROWTH & DIVERSIFICATION PLAN**

SUMMARY RECOMMENDATIONS

AUGUST 2019

www.govirginia3.org

2019 Region 3 Growth & Diversification

Plan Recommendations

Sector or Area of Critical Need	Strategy	Page in GD Report
Advanced Manufacturing (Aerospace, Production Technology, Lighting/Electrical, Automotive/OTR, Biopharmaceutical)	1) Subsector location factors validated and matched with Region 3 assets	19
	<ul style="list-style-type: none"> • 5 subsector assessments completed 	
	2) Large-scale prepared sites effectively positioned in market	19
	<ul style="list-style-type: none"> • Supply Chain story is developed that connects Berry Hill, Commonwealth Crossing, and Heartland Park and is promoted through web-based platform 	
	3) VBRSP site assessments certify sites to align with Priority Sectors	19
	<ul style="list-style-type: none"> • All sites over 25 acres have been VBRSP assessed and at least 10 are certified at Tier 2 level. 	
	4) Technical assistance provided to improve processes and expand markets	19
	<ul style="list-style-type: none"> • 2 companies/sub-region engaged in scale-up and supply chain optimization 	

	5) Talent Development (see Talent Development Strategies)	19
	<ul style="list-style-type: none">• See Talent Development Strategies	
	6) Environmental Technologies, Autonomous Vehicles	
	<ul style="list-style-type: none">• Market• Market validation and economic impact assessment completed	19
Business Services, IT/Data Centers	7) Middle Mile infrastructure leveraged for sector growth	19
	<ul style="list-style-type: none">• The sector stabilizes job growth and adds at least 150 new jobs.• Two new companies establish presence in region.	
	8) Entrepreneurial program/facilities expansion (see Entrepreneurial Strategy)	
	<ul style="list-style-type: none">• SOVA Innovation Hub CoWorking Space fully utilized. Interactive lab space utilized at least monthly by students from TechSpark region	19
	9) Prepared real estate options identified, assessed and promoted	
	<ul style="list-style-type: none">• 2 Sites for data center use are certified. Assessment of adaptive reuse of small downtown buildings for IT and business service companies is completed	19

	10) Commonwealth Cyber Initiative Implementation	20
	<ul style="list-style-type: none"> Cooperation agreement implemented between hub and higher education institutions in Region 3 	
	11) Talent Development (see Talent Development Strategies)	20
	<ul style="list-style-type: none"> See Talent Development Strategies 	
High Value Natural Resource Products (manufactured wood products, value-added agricultural production)	12) New product lines - Pellets, Thermally Modified Wood, Cross Laminated Timbers, biochemical, etc.	20
	<ul style="list-style-type: none"> Companies identified, strategy for business development implemented by economic development partners 	
	13) Ag-based value-added production	20
	<ul style="list-style-type: none"> Market research and validation of impact completed 	
	14) Employer-led apprenticeship strategy	20
	<ul style="list-style-type: none"> Collaborative formed; apprentice program initiated 	
	15) Talent Development (see Talent Development Strategies)	20
	<ul style="list-style-type: none"> See Talent Development Strategies 	
Sites & Buildings	16) Complete VBRSP site assessments and certify sites	20
	<ul style="list-style-type: none"> All sites over 25 acres have been VBRSP assessed and at least 10 are certified at Tier 2 level. 	

	<p>17) Continue investment in publicly owned and/or unique properties</p> <ul style="list-style-type: none"> • 6 business sites have increased their site readiness rating. • Region invests in development of at least one unique asset (i.e. Foreign Affairs Security Training Center at Fort Pickett; Virginia International Raceway in Halifax; St. Paul's College in Brunswick County; former Community Memorial Hospital in Mecklenburg County; IKEA Building in Pittsylvania County; DuPont complex in Henry County; Patrick County Hospital in Patrick County) 	20
	<p>18) Region has a portfolio of buildings in small towns ready for IT and entrepreneurial/small business company locations</p> <ul style="list-style-type: none"> • Complete assessment of potential for adaptive reuse of at least 10 buildings in at least 2 small towns is completed 	21
Innovation & Entrepreneurship	<p>19) Region-wide strategy focuses on traded sectors principally aligned with target sectors for Region</p> <ul style="list-style-type: none"> • Complete a Region 3 Innovation & Ecosystem strategy 	21
	<p>20) Ensure Region 3 connectivity with Virginia Innovation Strategy</p> <ul style="list-style-type: none"> • Incorporate recommendations for connectivity into the Region 3 Innovation & Ecosystem Strategy 	21

	<p>21) Assess and define innovation opportunities in the health care and agribusiness sectors</p> <ul style="list-style-type: none"> Partners in health care engaged to define talent development needs and innovation through use of technology. Agribusiness partners engaged to assess new products, technology applications. 	21
	<p>22) Expand Youth entrepreneurship programs in K-12 and Community Colleges</p> <ul style="list-style-type: none"> Incorporate assessment and recommendations for expansion into Regional Innovation and Ecosystem strategy 	21
	<p>23) Leverage the Region's 23 Opportunity Zones for business development</p> <ul style="list-style-type: none"> Opportunity Zones are mapped and characterized for business development 	21
Talent Development & Recruitment	<p>24) Support GO-TEC as primary regional platform for talent development</p> <ul style="list-style-type: none"> By September 2020: achieve metrics as noted in GO-TEC 2A Contract Addendum, including targets for career connection labs launched, branding and marketing completed, student enrollment, teacher training, industry certifications awarded, students graduated, companies announced, and jobs created. Receive approval from State Board for GO-TEC 2B Contract. 	22

25) Engage and leverage the Commonwealth Cyber Initiative	
<ul style="list-style-type: none"> • Partner agreements signed. Educational institutions from all of Region's geography are represented in the agreement. 	22
26) Support expansion of employer-led apprenticeship models	22
<ul style="list-style-type: none"> • Apprenticeship Consortium pilot implemented and benchmarked 	
27) Expand opportunities for incumbent talent to increase skills in target sectors	22
<ul style="list-style-type: none"> • Pilot initiative for upskilling incumbent talent is implemented and measured for results 	
28) Leverage and measure results from the Tobacco Commission's Talent Attraction Program (TAP) and from the Virginia Community College's G3 program for occupations aligned with Region 3 talent gaps.	
<ul style="list-style-type: none"> • Confirm results of strategy for occupations of: Information Security, Network and Computer Systems Analyst; Industrial and Electrical Engineers; Physical Therapists; Occupational Therapists and other occupations associated with health care and manufacturing & trades. 	22
29) Change the Talent and Training perception in Region 3 using current data	22
<ul style="list-style-type: none"> • GO-TEC brand is utilized in economic development messaging 	

**SPDC
PARTNER
LIST**

Partners for Economic Development

The Southside Planning District Commission (SPDC) has worked with a number of different agencies and organizations in its efforts to improve economic conditions, utilizing the best possible technical and financial resources available. The following agencies and associations have routinely partnered with the Commission to achieve Southern Virginia's economic development goals:

- Chambers of Commerce
- The Governor's Office
- Localities and Economic Development Offices
- National Association of Development Organizations (NADO)
- GO Virginia Region 3
- Lake Country Development Corporation (LCDC)
- Longwood Small Business Development Center (SBDC)
- Southern Virginia Higher Ed Center
- Southern Virginia Regional Alliance (SVRA)
- Southside Virginia Community College (SVCC)
- U.S. Army Corps of Engineers (USACE)
- U.S. Department of Commerce - Economic Development Administration (EDA)
- U.S. Department of Agriculture - Rural Development (RD)
- U.S. Department of Commerce – National Telecommunications & Information Administration (NTIA)
- University of Virginia (UVA) Weldon Cooper Center
- Virginia Department of Housing & Community Development (DHCD)
- Virginia Association of Planning District Commissions (VAPDC)
- Virginia Economic Developers Association (VEDA)
- Virginia Economic Development Partnership (VEDP)
- Virginia Department of Business Assistance
- Virginia Department of Conservation & Recreation (DCR)
- Virginia Department of Environmental Quality (DEQ)
- Virginia Department of Forestry (DOF)
- Virginia Department of Health (DOH)
- Virginia Department of Historic Resources (DHR)
- Virginia Department of Mines, Minerals & Energy
- Virginia Department of Transportation (VDOT)
- Virginia Employment Commission (VEC)
- Virginia Tech
- Virginia Resources Authority (VRA)
- Virginia Tobacco Region Revitalization Commission (TRRC)
- Virginia Tourism Corporation (VTC)
- Virginia's Growth Alliance (VGA)

BUSINESS STAKEHOLDER INTERVIEW RESULTS (2015)

ECONOMIC STRATEGIC PLAN STAKEHOLDER INTERVIEW - 2015

1. Are you aware of the Comprehensive Economic Development Strategy (CEDS) plan for the Southside Planning District (Counties of Brunswick, Halifax and Mecklenburg)?
 1. No
 2. Probably encountered it, but not really.
 3. PDC is a resource, but not the CEDS plan specifically.
 4. I am aware of it.
 5. I am, but the other companies may not be.
 6. Yes, from a generic standpoint.
 7. From being on a planning board, yes.
 8. Yes, they have to do it annually.
 9. No
 10. Yes. Haven't used it or referred to it much.
 11. Not really.
 12. Yes. Some employees have participated in it previously.
 13. No
2. How is the CEDS relevant to you as a business person and community stakeholder?
 1. Halifax IDA is most relevant economic development resource.
 2. Being able to attract business is important.
 3. It is very important to the well-being of the company. Not a daily tool though.
 4. It's not really.
 5. Helps determine eligibility for grant funding for projects. Infrastructure is important. Grant money help to locate business.
 6. It is not. Angie and Gail are the main supporters and contacts. President of the Chamber of Commerce are active in an effort to locate businesses in the area.
 7. It allowed me to express what I thought was a growth area. Critical to identify the needed infrastructure for businesses.
 8. The PDC compiles a strategic plan for the area it serves annually with input from the local areas. Used to identify the economic development priorities for the area. Has some relevance as it relates to projects localities pursue along with assistance from state and federal agencies.
 9. Not aware of it.
 10. Not very at this point. Haven't been involved in the process before now.
 11. PDC gave a good presentation this morning. Not relevant.
 12. The importance of broadband in the area needs to continue to be emphasized. Very important to economic development. MBC plays an economic development leadership role to an extent. Established a Silicon Valley office in California to recruit for Southside Virginia. Partnered with Regional 2000, Southern VA Regional Alliance, and others.
 13. Not very at this point. Aware of an economic plan, but that's about it. Increase employers, wages.

3. In your opinion, how should this economic region be defined?
 1. Southside is TMI AutoTech's reference.
 2. Southern Virginia. SET (Stronger Economies Together) wasn't an effective name.
 3. Tidewater is a whole separate animal. Emporia west to Danville/ Martinsville, south of Richmond.
 4. SOVA (Southern Virginia)
 5. Regional economic development marketing group (10 counties). Mecklenburg and Brunswick are very different from Halifax. More rural and less infrastructure. More conservative politically. Mecklenburg east and north. Virginia is what we call ourselves.
 6. VA/NC border, 1 ½ hours south of Richmond and 1 ½ hours north of Raleigh. Promote the proximity of the area and the quality of life. No labels.
 7. Tobacco is still king (and farming), but also manufacturing. Mecklenburg and Clarksville is most familiar. Tourism.
 8. Virginia Growth Alliance. Work with VEDP to identify the area's needs and opportunities.
 9. Southside region. South of Petersburg along 95 then west to the mountains (Danville).
 10. Reshaping using the best we are to improve the regional advanced manufacturing economy. Southern Virginia Regional Alliance is to the west (Halifax, Pitt, Henry, Patrick). Southern Virginia.
 11. Southern Virginia. Ranging from Emporia to Martinsville, below Lynchburg arcing to Emporia.
 12. Southern Virginia. Southside is too broad. You lose a lot in terms of definition. For example, Southern Virginia Technology park.
 13. Southern Virginia. Mecklenburg is more the Lake area.

4. What are a few benefits of operating a business in this region? (try to get 3)
 1. Low cost to operate. Cost of living is great. Good one-on-one access to the IDA. Virginia International Raceway (VIR) is a main locational factor.
 2. Lower cost of living, better quality of life, good family environment. South Hill seeks to find ways to accommodate businesses. More aggressive than the county. Convenient to major metropolitan areas. Transportation system.
 3. Not a highly regulated state. Readily available land. Localities welcome businesses. Easy to get going. Less NIMBY and permitting regulations.
 4. Rural area to hire motivated workforce. Lower cost overhead and wages.
 5. Have a diverse economy - IT, advanced manufacturing, small business, startup programs, good tax structure, open minded Board in working with businesses.
 6. 58/85, ports, airports, beach, mountains. Cost of living, work ethic, culture, safe trainable. We train our own people for the textiles industry. Need a HS degree and a good work ethic. Here is a labor pool now as opposed to five years ago.
 7. Great, friendly, people who learn quick. Provide good customer support. Recreational opportunities – the lake.
 8. Low cost of land compared to other areas. Quality of life is high. Proximity to major urban centers. Good transportation routes. Workforce has a strong work ethic, but need more preparation.
 9. Proximity to Norfolk. Transportation network – 58 (Port of Norfolk) 85/95. Land for mega industrial sites. Labor force – supply is good, but more skilled labor is needed.

10. Low cost to operate. Labor costs are lower. Natural resources are more abundant (wood). Proximity to markets (1day drive). Area has a skilled workforce, good work ethic. Educational centers focused on the workforce (Danville Community College, Southside VA Community College, Southern VA Higher Ed Center – Work Force Training Center of Excellence - \$2M grant Tobacco Commission – 75 welders, 75 precision engineers, 75 certified mechatronics). Mid-Atlantic Broadband Communities Corporation (MBCVA.com) broadband is available and strong, good transportation system.
 11. Largest employer in Halifax (1300). 125 doctors (small industry). Virginia is a great state to live and work. Right to work state. Southern Virginia is close to DC, Richmond, Raleigh, good higher education, lower labor costs, low taxes, solid blue collar region. Smart, industrious work force. Quality of life, low crime, good people. Big piece of the puzzle instead of a small piece. Good transportation network.
 12. Beautiful area, moderate cost of living, good workforce. Rich history, cultural programs, natural environment. Education is getting better.
 13. None that are easily apparent. Labor is higher than other company locations in the south. Accessibility to the railroad was a major driver. Labor pool is available.
5. What are a few challenges of operating a business in this region? (try to get 3)
1. Skilled workforce is most difficult challenge – engineering, trades – welders, assembly technicians. Distance to work (hour +). Access to suppliers (nuts, bolts, more complex) – supply chain (90+ minutes to access). More likeminded businesses would draw the suppliers.
 2. Trying to recruit healthcare professionals that want to live and stay in a rural environment. Payer mix is a challenge (Medicare/Medicaid). Community colleges have been helpful to the extent they can. Education system (school board) needs to get their act together. Board of Supervisors will need to fund newer schools.
 3. Retention of labor. Material handler to technical maintenance to dispatch. Wide variety of positions. Percentage of population on public assistance are not a viable part of the labor force. Leakage of high school population to colleges and other areas. Labor pool is within a 30 mile radius.
 4. Limited skillset. Need more training in a skill. Welding, carpentry, electrician. Schools need those programs. Need an adjunct position to perform training at various high schools.
 5. Biggest challenge is a trained workforce. Laid off workers need a skill, but for what? Chicken and egg. Programs for welding, industrial maintenance, other programs for identified jobs that will be available. Need available buildings, have tons of land. Shell building with Tobacco money in joint industrial park with Brunswick County. Brunswick isn't happy about being a partner (\$\$).
 6. Attracting people willing to locate in the area. One-on-one contact is the most effective. Build a sense of trust and promote the area. Professional applicants are the toughest.
 7. Training. Need more technical skills. Need to have a good community – schools, housing, shopping.
 8. Workforce development. Limited infrastructure – water, sewer, natural gas. There aren't any other major disadvantages. Diversifying the economy.
 9. Need skilled positions at times and that is difficult to recruit within the area. How to attract someone to a rural area from an urban area? Drive time takes the better part of a day round trip for recruiting (Raleigh/Richmond).

10. Aging workforce. Quality of life issues to attract young professionals. Workforce education needs to be emphasized as equal to a four year degree. Manufacturing is no longer the Four D's (Dark, Dirty, Dangerous, Deadend). Educating emerging workforce in the opportunities and value of the work.
 11. Trained, trainable workforce. Capable workforce. Availability of natural resources and infrastructure (water, timber, transportation, fiber). Population base and product to market. Cost of business. Cultural activities, education important to recruiting.
 12. Education system is a continuing challenge. Funding cuts. There is a movement toward workforce training education programs. Microsoft is a major influence with their data center. Community colleges are responding to need for worker training. Education and training.
 13. Availability of employment at higher wages. Many people commute long distances for higher wages. Open positions are difficult to fill due to higher wages in Raleigh/Durham and Lynchburg.
6. What are some key trends affecting the regional economy?
1. Workforce affects many industries. Example, engineers are needed with no training program within a 100 mile radius. Attract from out of state to fill positions. Across positions – accountants, machinists, mechanical engineers, welders, fabricators, sales/marketing.
 2. Positive indications. Microsoft. VCU affiliation will increase high paying, skilled jobs.
 3. Cultural entitlements. The economy is rebuilding slowly. Unemployment is still high. Need more jobs.
 4. Microsoft, VCU hospital, community colleges.
 5. Folks are coming out of being scared of making big moves. Regional economic development groups (Southern Virginia Regional Alliance, Gateway Region, Region 2000, Virginia's Growth Alliance) have more money and a larger voice to attract industries to the area. Community hospital has partnered with VCU to build a larger hospital. Microsoft in Mecklenburg, Dominion in Brunswick – major employers.
 6. VCU Community Memorial Hospital will have a huge impact on the local economy and quality of life. Break ground in July (open in 2 years). Microsoft is located in Boydton. Great PR. Doesn't help local people with jobs though (up to 120 people). School system is good and no worse than most other places. Quality of teaching is good.
 7. High speed internet is now available. Lack of good jobs for college graduates forces youth to leave the area.
 8. Microsoft and Dominion Power. Transition from agricultural to a more industrial/business economy. Any locality has to continue to bring in new commercial and industrial activity.
 9. Utilization of DSL lines for data center. Dominion Power in Brunswick good for infrastructure.
 10. Losing younger workforce (decline in population with an increase in age), aging transportation infrastructure needs to be maintained, water and sewer infrastructure should be maintained and expanded (targeted expansion), unfunded mandates increase local costs and decrease competitiveness.
 11. Perception of not having a "world class" K-12 system is a challenge. Limited private school options in region. In recruiting, promote the advantages over the disadvantages. Brain drain. Great place to raise family, but hard to keep children in area.

12. The whole area has lagged behind since the recession in income levels and employment. Economic development is a difficult area to focus on due to the length of time it takes to make an impact. Infrastructure development seems to be stagnant or holding steady, but not expanding as it should. The tobacco money did make an impact, but now it has leveled off.
13. Wage inequity. Lack of technical competencies.

7. What should be the vision for the region?

1. Halifax/South Boston area. Likeminded businesses to grow the automotive cluster. Strengthen the supply chains.
2. We should help grow it. Re-attract the industries that used to be in the area.
3. Attract sustainable industries to build housing and other infrastructure to improve quality of life and retain workforce and prevent population leakage. Service jobs are not sustainable alone.
4. Focus on the younger generation – geared toward education. Developing a skillset.
5. Keep the business base diverse for sustainability. Advanced manufacturing, IT and spin-offs of data centers.
6. We have to stand out among the other counties in Virginia.
7. Lot of growth potential in the technology sector. High speed will draw in new business. Tourism is another great opportunity – the lake.
8. Diversifying the economy.
9. Joint vision on recruiting businesses. Collaboration, then competition. Get the businesses interested in the area and then fight over it.
10. We should be the location of choice for advanced manufacturers, and a young and skilled workforce.
11. Create an environment in the region to attract progressive industry and commerce to locate and build a business.
12. Match the needs of the companies with the area's workforce, cluster and gap analysis, and areas that can drive growth. Healthcare, manufacturing, food service, technology are major employers. Mini-research triangle park for biomed. Building a foundation for the next generation.
13. Bring in more businesses, jobs, and higher wages.

8. What are three goals that could help achieve that vision?

1. Marketing by the IDA/others to promote the industry. Drop territory among Chambers, IDA, other entities to unify the message. Market what resources are available to existing industries.
2. Infrastructure is critical. Communications is vital. Transportation exists. Need better access to rail. Developing a viable workforce so you have a base to train.
3. PDC helps to support infrastructure. Roanoke River Service Authority (water supply). Area needs to bid for businesses. What infrastructure is needed for a particular business? Incentives work to reduce a company's capital investment. Available land, setbacks, raw materials supply, and close to consumer market.
4. Need to expand the diversity within the high school and offer more programs. Community colleges need more programs (have truck driving, but not HVAC for example). Workforce development needs to continue to strengthen and extend into the high schools. Need to be able to provide technical experience to develop the workforce.

5. Work with schools to prepare them for post-secondary education. Advanced manufacturing with training programs to focus on that industry. Better direct marketing efforts to targeted industries. Tourism industry has great potential. Quality of life and economic impacts.
 6. Number of contacts made are important (land 2 out of 100 for example). Need to be in front with businesses, political figures, relevant agencies. Video of South Hill is at the Welcome Center at the state line. Need to identify who the masses are that need to be targeted to promote the area (90 seconds to wet the appetite). Businesses in Pulaski and Wytheville seem to have a pipeline.
 7. Need to advertise lake amenities better, have a swimming area, increase the infrastructure. With technology you need the skilled labor force. Need to advertise more. Promote the area to tech companies and tourism.
 8. Attract technological industries. Keep up with technological advancements and trends. Power plant uses new technologies for example. Workforce that is trained in the needed technologies. Identify the industrial activities that might be a good fit for the area. Match industries to existing job skills.
 9. Each locality needs to work with one entity to help recruit and then it can hand off to individual localities. Target whole industry segments (technology-based companies, data, manufacturing, agriculture based, etc.). Compete at national, state, and regional for industries (e.g., Mexican firm growing tomatoes in SW for example. Why not Southside)?
 10. Land (infrastructure and available sites), labor (middle skilled workers), capital (fed, state, local targeted toward attracting workforce – should be locality driven). 10-25% gap in financing is common (Valley of Death – last R & D dollars needed). SBIR program 2% mandate for company startups (\$150k awards ph1, \$1M ph2). One year gap between phases experience a gap in financing to continue. Financing that gap would strengthen the success of the program.
 11. Culture of success and progressive attitude. Can be our own worst enemy in terms of perception. Winning attitude. Continue to focus on K-12 and vocational education along with higher education. Ensure the region is competitive in terms of the number and quality of workforce. More regional approach to economic development. Attract industry to the region collaboratively rather than individually. Southern Virginia working as one emphasizes the strengths for businesses of the area.
 12. Public incentives. Target specific industries. Expand infrastructure to support the key industries. Recruit new companies and retain the young workforce.
 13. Not sure.
9. Are there local regulations that you have had issues with in the past (or currently)?
1. Not in the region.
 2. No, but business capital tax (machinery & tools) is an issue. Other ways are more effective. County response was immediately no – we need that tax. Staff is the main barrier.
 3. Brunswick is a little bit slow. Sussex County is difficult. Other places are overly regulated. Localities need a punch list of items that will be needed to streamline the process.
 4. No.
 5. No.

6. No. In 12 years, only two cases of potential expansion in joint cooperation with the County and the Town. High marks for their support of businesses. Very aggressive in attracting businesses (50 jobs). Politics between the Town and the County are unnecessary at times. Better when they cooperate.
 7. Pay town and county taxes is burdensome.
 8. No. Very progressive and hands on.
 9. No, not really.
 10. Not local, but federal such as the Army Corps of Engineers (5-10 years). Local political trends is not always helpful.
 11. No. One of our advantages. Politics fluctuate, but no more than elsewhere. Good regulatory environment.
 12. Nothing with any impact. Most of work is within rights-of-way (VDOT and major utilities).
 13. No.
10. Are there observations that have been made by other businesses that you are aware of where the County (locality) could be more accommodating?
1. No.
 2. Be more open minded. Good job with fiber and other infrastructure.
 3. Not recently. In past years, the Economic Development Office wasn't a good facilitator. Everything was up to the Board. Counties should be more accommodating.
 4. No.
 5. No.
 6. Absolutely not.
 7. Not really.
 8. No.
 9. Not that I'm aware of, no.
 10. No. Internationally based businesses are more used to an integrated public-private workforce training continuum. ABB makes transformers and are an example of this success.
 11. No. One of the advantages of the area. Competitive and cooperative.
 12. No. The County is very accommodating. Exploring the feasibility of a datacenter and working with the IDA.
 13. No.
11. How else can the region be more competitive?
1. Unified approach to promote a skilled workforce supply and supply chain.
 2. Get out more and do some innovative recruiting. Hospital offered to pay for the ED people to go to a manufacturing conference. "Can't do that." Need to be more open and willing. You are competing against the nation.
 3. Need to be more aggressive in seeking commerce. Southern Virginia is competing with the rest of the country.
 4. Workforce developed and tourism as backdrop. Basic infrastructure is in place for what is needed.
 5. Take a few more risks to entice businesses to the area.

6. Face-to-face contact is more effective than general communication. Some common comments are Starbucks, Dicks, a shopping mall, movie theater, but those things come with major employers and more population. Rail may be an area to explore, but not a major point of emphasis.
7. Frisco, TX is a good example of regional cooperation that has been successful.
8. Looking at solar technologies as an example. We are very creative and use every tool in the toolbox. Very progressive.
9. Accentuate the positives – quality of life, activities, education. Shine where we can.
10. Land, labor and capital.
11. Tobacco Commission has been helpful. High speed fiber (\$100M) was good. It's about choices. Emphasize strengths-land, buildings, education, training, transportation, infrastructure. Whole package to compete.
12. Education, healthcare, culture.
13. Bringing younger people into the county and the region.

12. How can the County (locality) best help businesses?

1. IDA has helped support and past grants. The Halifax Chamber of Commerce could be more involved. Their orientation seems to be more social than business.
2. Need to work on maintaining the Enterprise Zones. Keep land costs lower. Being proactive and looking for incentives that work or haven't been thought of before (temp waiver of the M & T Tax.
3. Be ready, willing and able. Not prepared up front for the walk-in company to locate. Need more incentives. That's where Southern Virginia is missing the boat.
4. Mecklenburg has a pretty activated tourism developer which helps bring people into the area. Seems like a good trend.
5. Be a little less averse. Do a good job now though. Very supportive. Businesses seem happy with County support.
6. They visit annually and do a good job of support. They are there if you need them.
7. The county and town had a partnership built a shell building and then it was lease purchased for 10 years with an option to purchase. Great incentive. Very helpful.
8. One of the most important things is making sure the infrastructure is in place. Water, sewer, natural gas. Major effort to expand natural gas infrastructure. Lateral from the TransCo line to the Dominion plant should help Mecklenburg, and Brunswick Counties (Tobacco Commission funds).
9. Provide funding information to companies so that if a company is expanding or training a workforce, then they are aware of those opportunities.
10. All localities should bear in mind that the business tax structure offsets the property tax structure. Expanding the business base helps keep services for all citizens. A diverse and vibrant business community make the difference.
11. Generally functional government. Current politics can be a barrier. Urban areas are Halifax and South Boston, but many residents are rural and own land and taxes are an issue to improving community infrastructure, education, etc. Land rich but cash poor so higher taxes are an issue. Economic development can help diffuse that tax burden from the property owners.
12. Incentives that are partnership based, not giveaways. Identify who the other regional competitors are. Marketing the region. Follow through on contacts. Gosova.com
13. No sure. Board should permit more businesses. Vacant industrial land (off of 58).

13. Do you have any other economic development related issues?

1. No. Similar small business challenges – access to banking/capital is a challenge. Company is foreign owned and chose Southside VA over staying in Canada or other locations.
2. No.
3. No. The PDC does a really good job at moving the ball forward once they are involved. The smaller offices – ED, building permitting, planning – are less prepared.
4. No.
5. No.
6. Welcome the outsiders, aggressive, accept challenges. Culture of support and openness. In same industrial park off 58.
7. No.
8. No.
9. No.
10. As a follow-up to the CEDS draft. Not now.
11. Rural communities with a more progressive economic development approach have an advantage. Once you fall behind, it is difficult to catch, Southern Virginia is competitive.
12. Covered a lot of information.
13. No.

**VIRGINIA
RECRUITMENT
&
RETENTION
INCENTIVES
TABLE**

VIRGINIA RECRUITMENT AND RETENTION INCENTIVES

FUNDS	Commonwealth's Development Opportunity Fund (COF)	Transportation Partnership Opportunity Fund (TPOF)	Governor's Agriculture and Forestry Industries Development Fund (AFID)	Tobacco Region Opportunity Fund (TROF)
PROGRAMS	Virginia Jobs Investment Program (VJIP) Virginia New Jobs Program	Economic Development Access Program Small Business New Jobs Program	Rail Industrial Access Program Workforce Retraining Program	Virginia Small Business Financing Authority (VSBFA)
TAX CREDITS	Green Job Creation Major Research and Development Major Business Facility	Worker Retraining International Trade Facility	Port Volume Increase Recyclable Materials Processing Equipment	Refundable Research and Development Expenses Barge & Rail Usage
ZONES	Enterprise	Technology	Foreign Trade	Defense Production
PERFORMANCE INCENTIVES	Virginia Investment Partnership (VIP) Enterprise Zone Job Creation Grant	Major Employer Eligible Grant (MEE) Enterprise Zone Real Property Investment Grant	Virginia Economic Development Incentive Grant (VEDIG) New Company Incentive	Port of Virginia Economic & Infrastructure Development Grant Virginia Collaborative Economic Development Performance (CED) Grant
EXEMPTIONS	Sales and Use Tax Exemption	Property Tax Exemption	Data Center Tax Exemption	

**OPPORTUNITY
ZONE
METRICS**

Opportunity Zones

National

Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service. Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax treatment. There are 8,764 Opportunity Zones in the United States, many of which have experienced a lack of investment for decades. The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America's underserved communities.

"Revitalization doesn't have a color or a party; it starts in the heart." - Scott Turner,
Executive Director of the White House Opportunity and Revitalization Council

www.opportunityzones.hud.gov

State

The Opportunity Zone program enables the goals outlined in the [Comprehensive Economic Development Policy for the Commonwealth](#). As an equity-based program, stakeholders are rewarded for investing in and maximizing Virginia's assets. The program is flexible enough to grow existing and new businesses across a range of industry. With proper oversight and facilitation, the program offers access to economic opportunity for citizens in traditionally underinvested communities. Last, the program can be matched with Federal, Commonwealth, and local incentives to maximize the benefits for investors, communities, and low-income individuals.



www.opportunityva.org



USA



Opportunity Zones



This tool is a concise, powerful way to link opportunity zones (OZs) with EDA investments that are aimed to improve the business climate and help people out of poverty. It combines location information (where are the zones?) with economic and demographic reports that describe the zone itself, as well as the intersection of EDA's Economic Development District, University Center programs, and Revolving Loan Funds.

New: [Opportunity Zones Best Practices Report to the President.](#)

[Access the Opportunity Zone Tool »](#)

Overview

More than 8,700 opportunity zones have been designated across the United States, established as part of the 2017 Tax Cuts and Jobs Act, and are intended to foster long-term private sector investments in low-income communities. We can now begin to show the intersection of EDA's public investments and activities (more information will be added) near or within these zones. An initial assessment on the impact of these zones is available in this [August 2020 report from the Council of Economic Advisors](#).

35.2 million

people live in
opportunity zones

98%

of all economic development districts have an opportunity zone

11%

of the population live in an opportunity zone

What are Opportunity Zones?

Qualified opportunity zones were created by the federal 2017 Tax Cuts and Jobs Act and designed to spur economic development by bringing private investment to areas that might otherwise have difficulty attracting it.

These zones (8,764) consist of low-income census tracts nominated by each of the 50 states and U.S. territories and comprise economically distressed areas where new investments may be eligible for preferential tax treatment and the resulting investments, according to the U.S. Treasury.

The IRS and the Community Development Financial Institutions Fund (CDFI) are responsible for the program and provide multiple resources to learn more about how the zones are designated and how zone funds are being set up.



What are Economic Development Districts?

EDA has designated more than 390 Economic Development Districts across the United States. They are commonly composed of multiple counties and in certain cases even cross-state borders.

EDDs help lead the locally based, regionally driven economic development planning process. They leverage the involvement of the public, private and nonprofit sectors to establish a Comprehensive Economic Development Strategy (CEDS), which is a strategy-driven plan for regional economic development.



Use the tool now

Just like other StatsAmerica tools, this one is easy to use: just zoom the map to an area of the country, click on a blue-shaded census tract (those are the opportunity zones) and scroll down to view multiple reports.

- Economic developers can see the zone in the context of its congressional district, Economic Development District, State, and EDA (multi-state) Region. Content of each report includes EDA investments near or in the zones or the regions, demographic and economic metrics.

- EDDs can integrate opportunity zones as a new investment opportunity when developing or enhancing their 5-year comprehensive economic development strategies.
- Local economic and community developers can integrate local investment information with publicly supported projects in or near these zones.

[View the additional resources section](#) to learn more about some of the other federal government programs that support investment in opportunity zones.

[Access the Opportunity Zone Tool »](#)



StatsAmerica is a service of the [Indiana Business Research Center](#) at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's [Economic Development Administration](#).

USA Opportunity Zones

CLICK ON THE MAP to select a local area. Then SCROLL DOWN to view reports.



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 Note: This mapping tool approximates some Census tracts. If a user has questions about the geography or status of a qualified opportunity zone or location, the definitive guidance and list is available via the [Department of Treasury official website](#).

Opportunity Zone Congressional EDD State EDA Region About the Data More Resources

Southside Planning District Commission

Counties Include: Brunswick County, VA, Halifax County, VA, Mecklenburg County, VA

Opportunity Zone Key Metrics

This region has 6 Opportunity Zones (OZ). ([Download OZ List](#))

Population Living in OZ ①	25,404
Land Area of OZ ①	325.0 sq. miles
Labor Force in OZ ①	11,166
Labor Force Participation Rate Within OZ ①	54.3
Unemployment Rate for OZ ①	5.3
Per Capita Money Income ①	\$21,174
Poverty Rate in OZ ①	20.1

Source: U.S. Census Bureau: American Community Survey, aggregated by StatsAmerica

U.S. Economic Development Administration

- The closest EDA University Center is at . It is about miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this EDD:
Southside Planning District Commission Phone: (434) 447-7101
[Learn more about RLFs](#)
- There are **no** EDA grants supporting opportunity zones within 200 miles of this area.
[Learn more about EDA grants](#)

Download the most recent CEDS for this EDD (2015-2019).



Regional Demographics

82,291 people live in this EDD.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	15,774	19.2%	22.8%
18 to 64	47,486	57.7%	62.0%
65 and over	19,031	23.1%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	21,081	35.1%	27.1%
Some College or Associate Degree	17,521	29.2%	29.0%
Bachelor's Degree and Higher	9,909	16.5%	31.5%

Source: U.S. Census Bureau: American Community Survey, aggregated by STATS America

Innovation and Entrepreneurship



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.

If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	81.5	84.3
Human Capital and Knowledge Creation Index ⓘ	86.6	90.1
Business Dynamics Index ⓘ	41.4	50.7
Business Profile Index ⓘ	101.5	73.9
Employment and Productivity Index ⓘ	91.0	98.4
Economic Well-Being Index ⓘ	82.8	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification Click to Sort	Employment Click to Sort	Employment Dist. Click to Sort	Employment LQ Click to Sort
Total Nonfarm	N/A	100.0%	N/A
Natural Resources, Mining, Construction	N/A	N/A	N/A
Manufacturing	N/A	N/A	N/A
Trade, Transportation, Utilities	N/A	N/A	N/A
Information, Finance, Real Estate	N/A	N/A	N/A
Professional, Scientific, Technical	N/A	N/A	N/A
Management of Companies; Administration, Support, Etc.	N/A	N/A	N/A
Educational Services	N/A	N/A	N/A
Health Care and Social Services	N/A	N/A	N/A

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Arts, Entertainment	N/A	N/A	N/A
Accommodation, Food Services	N/A	N/A	N/A

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort
All Occupations	24,124	N/A
Management, Business, Financial	1,944	0.79
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	963	0.72
Community and Social Services	300	1.13
Legal	92	0.58
Education, Training, Library, Arts, Design, Entertainment	1,783	0.98
Health Care Practitioners, Technical, Support	2,690	1.20
Protective Services	267	0.96
Food Prep and Serving	2,228	0.92
Services Include Cleaning, Maintenance, Grounds, Personal Care	1,740	1.03
Sales	2,564	0.99
Office, Admin	3,532	0.95
Ag, Construction, Installation, Maintenance	2,168	1.04
Production Workers	1,825	1.39
Transportation & Material Moving	2,028	1.17

Source: IBRC at the Indiana University Kelley School of Business



StatsAmerica is a service of the [Indiana Business Research Center](#) at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's [Economic Development Administration](#).



USA Opportunity Zones

CLICK ON THE MAP to select a local area. Then **SCROLL DOWN** to view reports.



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Note: This mapping tool approximates some Census tracts. If a user has questions about the geography or status of a qualified opportunity zone or location, the definitive guidance and list is available via the [Department of Treasury official website](#).

- Opportunity Zone
- Congressional
- EDD
- State
- EDA Region
- About the Data
- More Resources

Brunswick County, VA Tract 9302.03

Located In: Brunswick County, VA
Nearest City: Lawrenceville town, Virginia

Opportunity Zone Key Metrics

	<u>This OZ</u>	<u>Average of</u> All OZs	<u>Rank</u> out of all 8,764 OZs
Population ⓘ	4,485	4,005	3,069
Land Area ⓘ	80.0 sq. miles	71.8 sq. miles	757
Labor Force ⓘ	1,969	1,814	3,228
Labor Force Participation Rate ⓘ	56.1	57.3	4,904
Unemployment Rate ⓘ	8.8	9.6	4,394

Per Capita Money Income ⓘ	\$19,500	\$20,944	4,058
Poverty Rate ⓘ	33.4	28.1	2,944
Source: U.S. Census Bureau: American Community Survey			

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **90** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
[Southside Planning District Commission](#) Phone: (434) 447-7101
[Learn more about RLFs](#)

Related Government Programs

- This **is** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)
- The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Qualified**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics

4,485 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	1,068	23.8%	22.8%
18 to 64	2,592	57.8%	62.0%
65 and over	825	18.4%	15.2%
Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	724	24.4%	27.1%
Some College or Associate Degree	1,115	37.5%	29.0%
Bachelor's Degree and Higher	487	16.4%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Brunswick County, VA



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.
If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	74.5	84.3
Human Capital and Knowledge Creation Index ⓘ	79.5	90.1
Business Dynamics Index ⓘ	35.9	50.7
Business Profile Index ⓘ	68.5	73.9
Employment and Productivity Index ⓘ	97.5	98.4
Economic Well-Being Index ⓘ	84.5	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Brunswick County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Total Nonfarm	3,605	100.0%	N/A
Natural Resources, Mining, Construction	385	10.7%	1.67
Manufacturing	242	6.7%	0.77
Trade, Transportation, Utilities	390	10.8%	0.57
Information, Finance, Real Estate	208	5.8%	0.75
Professional, Scientific, Technical	28	0.8%	0.12
Management of Companies; Administration, Support, Etc.	522	14.5%	1.81
Educational Services	670	18.6%	2.15
Health Care and Social Services	602	16.7%	1.12
Arts, Entertainment	3	0.1%	0.04
Accommodation, Food Services	103	2.8%	0.30

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Brunswick County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort
All Occupations	3,219	N/A
Management, Business, Financial	234	0.71
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	97	0.54
Community and Social Services	64	1.80
Legal	5	0.24
Education, Training, Library, Arts, Design, Entertainment	442	1.83
Health Care Practitioners, Technical, Support	263	0.88
Protective Services	57	1.55
Food Prep and Serving	168	0.52
Services Include Cleaning, Maintenance, Grounds, Personal Care	373	1.65
Sales	250	0.72
Office, Admin	468	0.94
Ag, Construction, Installation, Maintenance	398	1.44
Production Workers	160	0.91
Transportation & Material Moving	240	1.04

Source: IBRC at the Indiana University Kelley School of Business

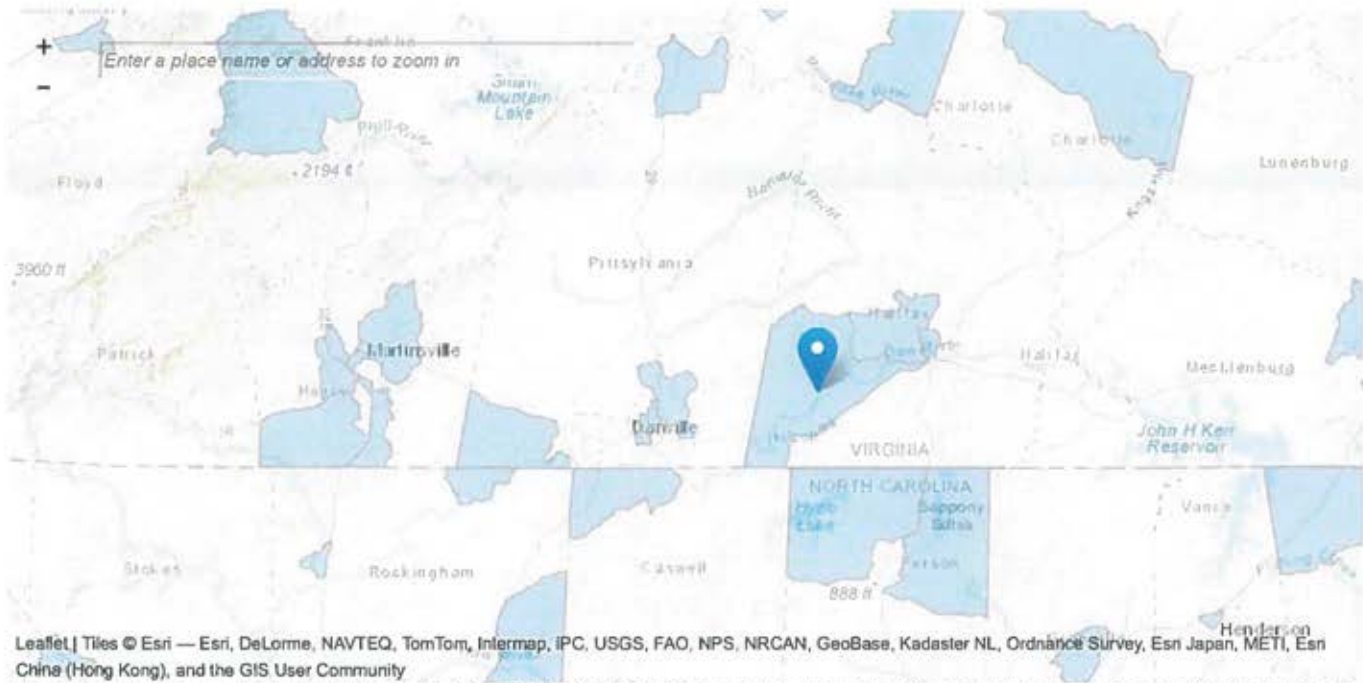


StatsAmerica is a service of the [Indiana Business Research Center](#) at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's [Economic Development Administration](#).



USA Opportunity Zones

CLICK ON THE MAP to select a local area. Then **SCROLL DOWN** to view reports.



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Note: This mapping tool approximates some Census tracts. If a user has questions about the geography or status of a qualified opportunity zone or location, the definitive guidance and list is available via the [Department of Treasury official website](#)

Opportunity Zone Congressional EDD State EDA Region About the Data

More Resources

Halifax County, VA Tract 9303.01

Located In: Halifax County, VA
Nearest City: South Boston town, Virginia

Opportunity Zone Key Metrics

	<u>This OZ</u>	<u>Average of</u> All OZs	<u>Rank</u> out of all 8,764 OZs
Population ⓘ	2,521	4,005	6,621
Land Area ⓘ	120.0 sq. miles	71.8 sq. miles	535
Labor Force ⓘ	1,264	1,814	5,896
Labor Force Participation Rate ⓘ	60.2	57.3	3,489
Unemployment Rate ⓘ	3.1	9.6	8,015

Per Capita Money Income ⓘ	\$23,211	\$20,944	2,503
Poverty Rate ⓘ	8.1	28.1	8,493

Source: U.S. Census Bureau: American Community Survey

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **53** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
[Southside Planning District Commission](#) Phone: (434) 447-7101
[Learn more about RLFs](#)

Related Government Programs

- This **is not** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)
- The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Not Qualified**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics

2,521 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	440	17.5%	22.8%
18 to 64	1,560	61.9%	62.0%
65 and over	521	20.7%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	634	35.9%	27.1%
Some College or Associate Degree	602	34.0%	29.0%
Bachelor's Degree and Higher	296	16.7%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Halifax County, VA



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.

If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	74.5	84.3
Human Capital and Knowledge Creation Index ⓘ	82.6	90.1
Business Dynamics Index ⓘ	41.1	50.7
Business Profile Index ⓘ	86.5	73.9
Employment and Productivity Index ⓘ	80.0	98.4
Economic Well-Being Index ⓘ	84.7	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Manufacturing	1,961	16.5%	1.90
Trade, Transportation, Utilities	2,557	21.6%	1.13
Natural Resources, Mining, Construction	837	7.1%	1.10
Educational Services	1,001	8.4%	0.98
Health Care and Social Services	1,645	13.9%	0.93
Accommodation, Food Services	918	7.7%	0.81
Arts, Entertainment	169	1.4%	0.76
Professional, Scientific, Technical	506	4.3%	0.66
Management of Companies; Administration, Support, Etc.	456	3.8%	0.48
Information, Finance, Real Estate	398	3.4%	0.44
Total Nonfarm	11,857	100.0%	N/A

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort ^

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort ▲
Production Workers	877	1.55
Transportation & Material Moving	1,068	1.43
Ag, Construction, Installation, Maintenance	1,031	1.15
Health Care Practitioners, Technical, Support	1,062	1.10
Community and Social Services	122	1.07
Office, Admin	1,510	0.94
Sales	1,026	0.92
Education, Training, Library, Arts, Design, Entertainment	677	0.87
Food Prep and Serving	901	0.86
Services Include Cleaning, Maintenance, Grounds, Personal Care	621	0.85
Management, Business, Financial	885	0.83
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	474	0.82
Protective Services	92	0.77
Legal	47	0.68
All Occupations	10,393	N/A

Source: IBRC at the Indiana University Kelley School of Business

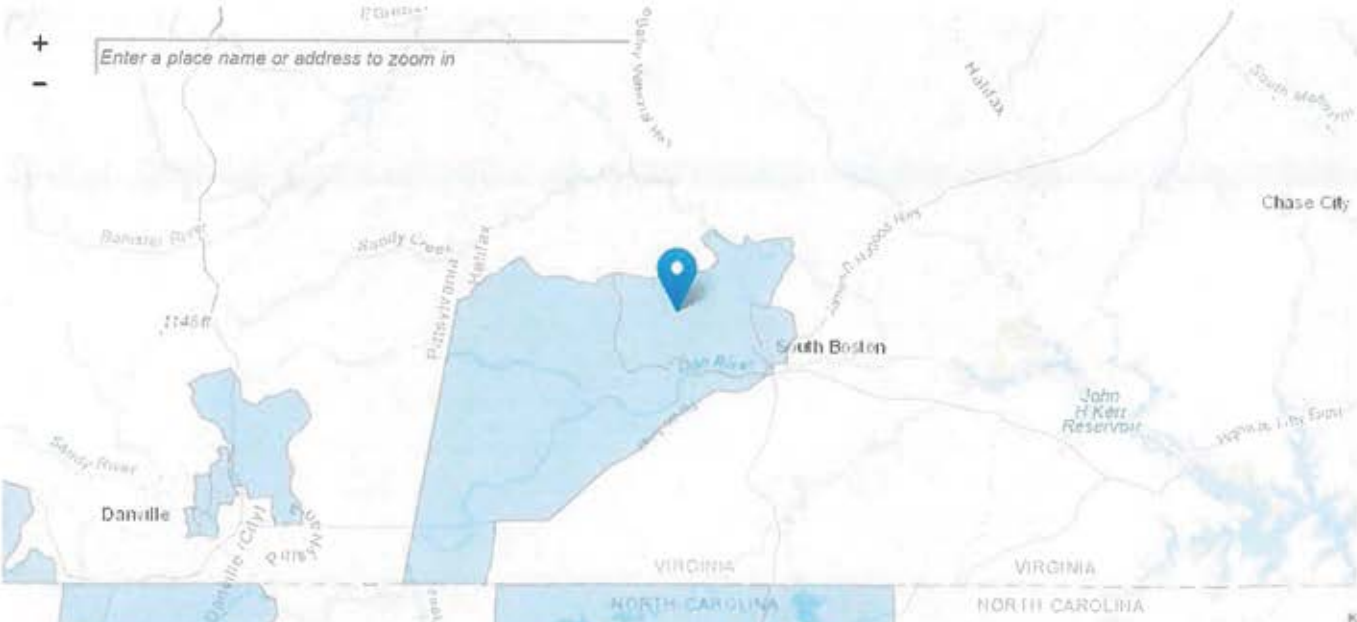


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USA Opportunity Zones

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Note: This mapping tool approximates some Census tracts. If a user has questions about the geography or status of a qualified opportunity zone or location, the definitive guidance and list is available via the [Department of Treasury official website](#).

- Opportunity Zone
- Congressional
- EDD
- State
- EDA Region
- About the Data
- More Resources

Halifax County, VA Tract 9306.00

Located In: Halifax County, VA
Nearest City: South Boston town, Virginia

Opportunity Zone Key Metrics

	<u>This OZ</u>	<u>Average of</u> All OZs	<u>Rank</u> out of all 8,764 OZs
Population ⓘ	5,071	4,005	2,208
Land Area ⓘ	38.0 sq. miles	71.8 sq. miles	1,163
Labor Force ⓘ	1,913	1,814	3,408
Labor Force Participation Rate ⓘ	43.9	57.3	7,622
Unemployment Rate ⓘ	1.6	9.6	8,492

Per Capita Money Income ⓘ	\$21,606	\$20,944	3,171
Poverty Rate ⓘ	18.7	28.1	6,507

Source: U.S. Census Bureau: American Community Survey

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **58** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
[Southside Planning District Commission](#) Phone: (434) 447-7101
[Learn more about RLFs](#)

Related Government Programs

- This **is** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)
- The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Qualified**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics


5,071 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	759	15.0%	22.8%
18 to 64	2,935	57.9%	62.0%
65 and over	1,377	27.2%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	1,317	33.2%	27.1%
Some College or Associate Degree	901	22.7%	29.0%
Bachelor's Degree and Higher	664	16.8%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Halifax County, VA

-  The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.
- If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	74.5	84.3
Human Capital and Knowledge Creation Index ⓘ	82.6	90.1
Business Dynamics Index ⓘ	41.1	50.7
Business Profile Index ⓘ	86.5	73.9
Employment and Productivity Index ⓘ	80.0	98.4
Economic Well-Being Index ⓘ	84.7	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Total Nonfarm	11,857	100.0%	N/A
Natural Resources, Mining, Construction	837	7.1%	1.10
Manufacturing	1,961	16.5%	1.90
Trade, Transportation, Utilities	2,557	21.6%	1.13
Information, Finance, Real Estate	398	3.4%	0.44
Professional, Scientific, Technical	506	4.3%	0.66
Management of Companies; Administration, Support, Etc.	456	3.8%	0.48
Educational Services	1,001	8.4%	0.98
Health Care and Social Services	1,645	13.9%	0.93
Arts, Entertainment	169	1.4%	0.76
Accommodation, Food Services	918	7.7%	0.81

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort
All Occupations	10,393	N/A
Management, Business, Financial	885	0.83
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	474	0.82
Community and Social Services	122	1.07
Legal	47	0.68
Education, Training, Library, Arts, Design, Entertainment	677	0.87
Health Care Practitioners, Technical, Support	1,062	1.10
Protective Services	92	0.77
Food Prep and Serving	901	0.86
Services Include Cleaning, Maintenance, Grounds, Personal Care	621	0.85
Sales	1,026	0.92
Office, Admin	1,510	0.94
Ag, Construction, Installation, Maintenance	1,031	1.15
Production Workers	877	1.55
Transportation & Material Moving	1,068	1.43

Source: IBRC at the Indiana University Kelley School of Business

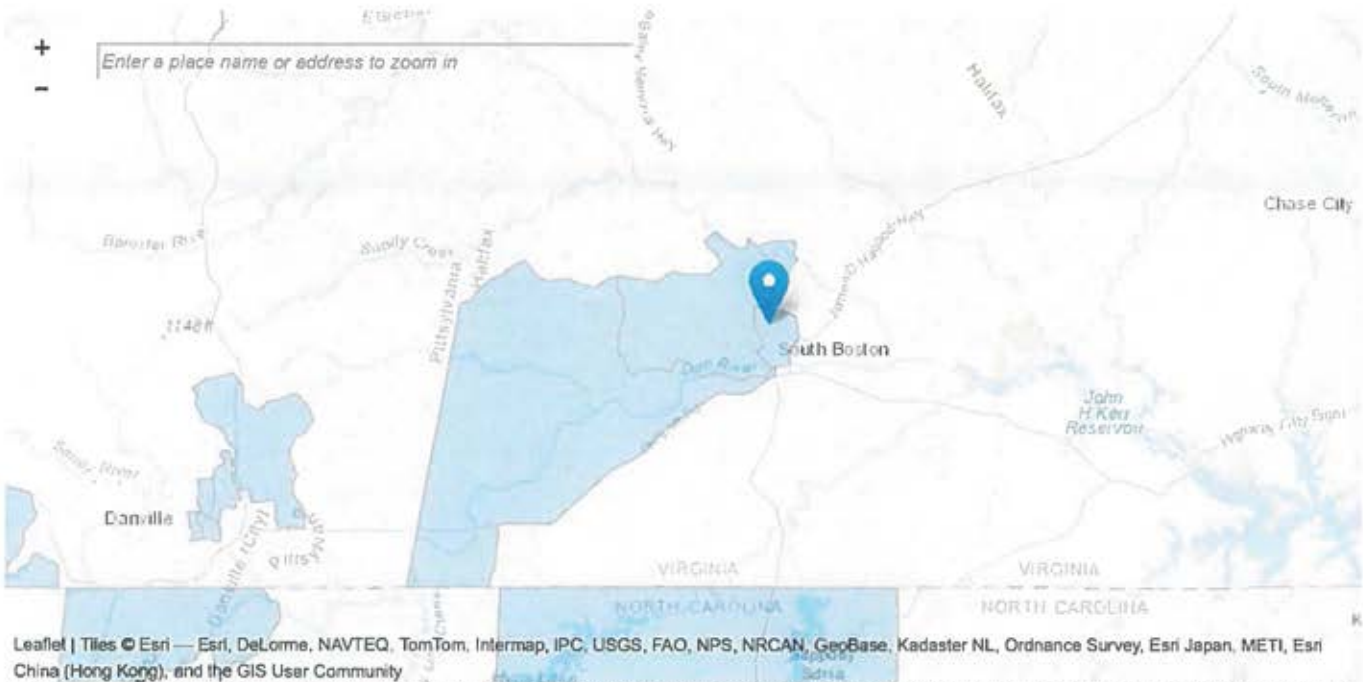


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USA Opportunity Zones

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- Opportunity Zone
- Congressional
- EDD
- State
- EDA Region
- About the Data
- More Resources

Halifax County, VA Tract 9308.00

Located In: Halifax County, VA
Nearest City: South Boston town, Virginia

Opportunity Zone Key Metrics

	This OZ	Average of All OZs	Rank out of all 8,764 OZs
Population ⓘ	4,650	4,005	2,797
Land Area ⓘ	4.0 sq. miles	71.8 sq. miles	2,444
Labor Force ⓘ	2,121	1,814	2,739
Labor Force Participation Rate ⓘ	57.3	57.3	4,517
Unemployment Rate ⓘ	8.1	9.6	4,830

Per Capita Money Income ⓘ	\$19,698	\$20,944	3,993
Poverty Rate ⓘ	15.8	28.1	7,293

Source: U.S. Census Bureau: American Community Survey

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **56** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
[Southside Planning District Commission](#) Phone: (434) 447-7101
[Learn more about RLFs](#)

Related Government Programs

- This **is** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)
- The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Qualified**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics

4,650 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	1,081	23.2%	22.8%
18 to 64	2,746	59.1%	62.0%
65 and over	823	17.7%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	1,087	37.0%	27.1%
Some College or Associate Degree	836	28.5%	29.0%
Bachelor's Degree and Higher	623	21.2%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Halifax County, VA



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.

If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	74.5	84.3
Human Capital and Knowledge Creation Index ⓘ	82.6	90.1
Business Dynamics Index ⓘ	41.1	50.7
Business Profile Index ⓘ	86.5	73.9
Employment and Productivity Index ⓘ	80.0	98.4
Economic Well-Being Index ⓘ	84.7	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Total Nonfarm	11,857	100.0%	N/A
Natural Resources, Mining, Construction	837	7.1%	1.10
Manufacturing	1,961	16.5%	1.90
Trade, Transportation, Utilities	2,557	21.6%	1.13
Information, Finance, Real Estate	398	3.4%	0.44
Professional, Scientific, Technical	506	4.3%	0.66
Management of Companies; Administration, Support, Etc.	456	3.8%	0.48
Educational Services	1,001	8.4%	0.98
Health Care and Social Services	1,645	13.9%	0.93
Arts, Entertainment	169	1.4%	0.76
Accommodation, Food Services	918	7.7%	0.81

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Halifax County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort
All Occupations	10,393	N/A
Management, Business, Financial	885	0.83
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	474	0.82
Community and Social Services	122	1.07
Legal	47	0.68
Education, Training, Library, Arts, Design, Entertainment	677	0.87
Health Care Practitioners, Technical, Support	1,062	1.10
Protective Services	92	0.77
Food Prep and Serving	901	0.86
Services Include Cleaning, Maintenance, Grounds, Personal Care	621	0.85
Sales	1,026	0.92
Office, Admin	1,510	0.94
Ag, Construction, Installation, Maintenance	1,031	1.15
Production Workers	877	1.55
Transportation & Material Moving	1,068	1.43

Source: IBRC at the Indiana University Kelley School of Business



StatsAmerica is a service of the [Indiana Business Research Center](#) at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's [Economic Development Administration](#).



USA Opportunity Zones

CLICK ON THE MAP to select a local area. Then SCROLL DOWN to view reports.



Opportunity Zone

Congressional

EDD

State

EDA Region

About the Data

More Resources

Mecklenburg County, VA Tract 9301.01

Located In: Mecklenburg County, VA
Nearest City: La Crosse town, Virginia

Opportunity Zone Key Metrics

	This OZ	Average of All OZs	Rank out of all 8,764 OZs
Population ⓘ	3,083	4,005	5,600
Land Area ⓘ	48.0 sq. miles	71.8 sq. miles	2,436
Labor Force ⓘ	1,440	1,814	5,152
Labor Force Participation Rate ⓘ	59.1	57.3	3,860
Unemployment Rate ⓘ	3.5	9.6	7,834
Per Capita Money Income ⓘ	\$24,132	\$20,944	2,138
Poverty Rate ⓘ	21.5	28.1	5,761

Source: U.S. Census Bureau: American Community Survey

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **77** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
Southside Planning District Commission Phone: (434) 447-7101
[Learn more about RLFs](#)

Related Government Programs

- This **is not** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)

• The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Redesignated until Dec 2021**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics

3,063 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	675	22.0%	22.8%
18 to 64	1,753	57.2%	62.0%
65 and over	635	20.7%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	714	33.2%	27.1%
Some College or Associate Degree	678	31.5%	29.0%
Bachelor's Degree and Higher	213	9.9%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Mecklenburg County, VA



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.

If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#).

	Index (U.S.=100)	County Median
Innovation Index ⓘ	79.9	84.3
Human Capital and Knowledge Creation Index ⓘ	80.0	90.1
Business Dynamics Index ⓘ	50.0	50.7
Business Profile Index ⓘ	83.0	73.9
Employment and Productivity Index ⓘ	94.6	98.4
Economic Well-Being Index ⓘ	88.9	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Mecklenburg County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Health Care and Social Services	2,197	19.0%	1.28
Manufacturing	1,198	10.4%	1.19
Trade, Transportation, Utilities	2,477	21.4%	1.12
Accommodation, Food Services	1,199	10.4%	1.09
Educational Services	965	8.3%	0.96
Management of Companies; Administration, Support, Etc.	873	7.5%	0.94
Information, Finance, Real Estate	520	4.5%	0.59
Professional, Scientific, Technical	425	3.7%	0.57
Natural Resources, Mining, Construction	419	3.6%	0.57
Arts, Entertainment	57	0.5%	0.26

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Total Nonfarm	11,562	100.0%	N/A

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Mecklenburg County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
Click to Sort	Click to Sort	Click to Sort *
Health Care Practitioners, Technical, Support	1,364	1.40
Production Workers	787	1.37
Sales	1,289	1.14
Food Prep and Serving	1,160	1.10
Services Include Cleaning, Maintenance, Grounds, Personal Care	747	1.01
Community and Social Services	114	0.98
Protective Services	118	0.97
Transportation & Material Moving	720	0.96
Office, Admin	1,555	0.96
Education, Training, Library, Arts, Design, Entertainment	665	0.84
Ag, Construction, Installation, Maintenance	739	0.81
Management, Business, Financial	825	0.77
Computer, Math, Architecture, Engineering, Life, Physical and Social Science	391	0.67
Legal	41	0.59
All Occupations	10,512	N/A

Source: IBRC at the Indiana University Kelley School of Business

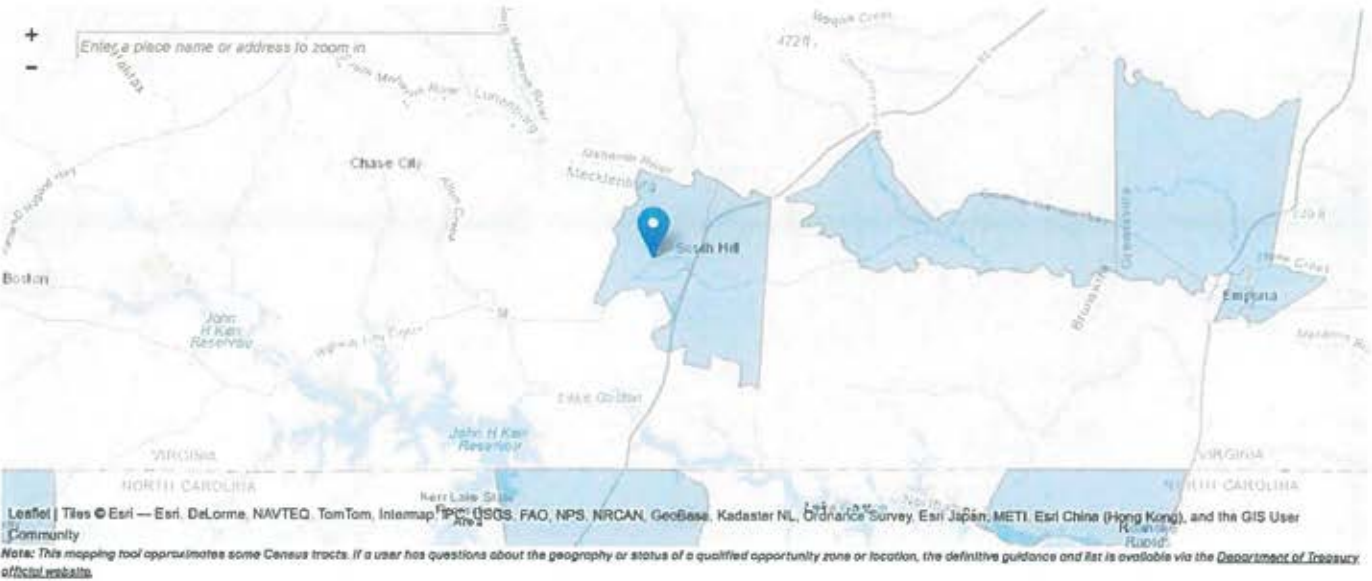


StatsAmerica is a service of the [Indiana Business Research Center](#) at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's [Economic Development Administration](#).



USA Opportunity Zones

CLICK ON THE MAP to select a local area. Then SCROLL DOWN to view reports.



Opportunity Zone Congressional EDD State EDA Region About the Data More Resources

Mecklenburg County, VA Tract 9302.00

Located In: Mecklenburg County, VA
Nearest City: South Hill town, Virginia

Opportunity Zone Key Metrics

	This OZ	Average of All OZs	Rank out of all 8,764 OZs
Population ⓘ	5,614	4,005	1,594
Land Area ⓘ	35.0 sq. miles	71.8 sq. miles	4,464
Labor Force ⓘ	2,459	1,814	1,902
Labor Force Participation Rate ⓘ	55.1	57.3	5,241
Unemployment Rate ⓘ	5.3	9.6	6,723
Per Capita Money Income ⓘ	\$20,812	\$20,944	3,515
Poverty Rate ⓘ	18.7	28.1	6,507

Source: U.S. Census Bureau: American Community Survey

U.S. Economic Development Administration

- This OZ is part of an Economic Development District: **Southside Planning District Commission**.
[Learn more about EDDs](#)
- The closest EDA University Center is at **The University of North Carolina at Chapel Hill**. It is about **77** miles away.
[Learn more about UCs](#)
- There is 1 EDA funded Revolving Loan Funds serving areas in this OZ:
Southside Planning District Commission Phone: (434) 447-7101

[Learn more about RLFs](#)

Related Government Programs

- This is **not** a HUD 2019 Low-Income Housing Tax Credit Qualified Tract. [Learn more](#)
- The 2018 SBA HUBZone Qualified Census Tract status of this tract is: **Not Qualified**. [Learn more](#)

Note: Users should verify participation with official program sources before making any financial decisions.

Opportunity Zone Demographics

5,614 people live in this opportunity zone.

Age	Count	Pct. Distribution	U.S. Pct. Distribution
Under 18	1,342	23.9%	22.8%
18 to 64	3,147	56.1%	62.0%
65 and over	1,125	20.0%	15.2%

Educational Attainment (age 25 and over)	Count	Pct. Distribution	U.S. Pct. Distribution
High School Diploma or Equivalent	1,122	29.8%	27.1%
Some College or Associate Degree	1,087	28.9%	29.0%
Bachelor's Degree and Higher	780	20.7%	31.5%

Source: U.S. Census Bureau: American Community Survey

Innovation and Entrepreneurship - Mecklenburg County, VA



The [Innovation Index 2.0](#) provides insight into the innovation capacity and innovative output of a region.

If the county index numbers are higher than the median, then this area is performing better than most counties. For more information, use the [Innovation Index 2.0](#)

	Index (U.S.=100)	County Median
Innovation Index ⓘ	79.9	84.3
Human Capital and Knowledge Creation Index ⓘ	80.0	90.1
Business Dynamics Index ⓘ	50.0	50.7
Business Profile Index ⓘ	83.0	73.9
Employment and Productivity Index ⓘ	94.6	98.4
Economic Well-Being Index ⓘ	88.9	109.7

Source: IBRC at the Indiana University Kelley School of Business

Industry Mix - Mecklenburg County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular industry. An LQ less than 1.0 shows it is below the U.S. average (which equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment than the U.S. average.

Industry Classification Click to Sort	Employment Click to Sort	Employment Dist. Click to Sort	Employment LQ Click to Sort
Total Nonfarm	11,562	100.0%	N/A
Natural Resources, Mining, Construction	419	3.6%	0.57
Manufacturing	1,198	10.4%	1.19
Trade, Transportation, Utilities	2,477	21.4%	1.12
Information, Finance, Real Estate	520	4.5%	0.59

Industry Classification	Employment	Employment Dist.	Employment LQ
Click to Sort	Click to Sort	Click to Sort	Click to Sort
Professional, Scientific, Technical	425	3.7%	0.57
Management of Companies; Administration, Support, Etc.	873	7.5%	0.94
Educational Services	965	8.3%	0.96
Health Care and Social Services	2,197	19.0%	1.28
Arts, Entertainment	57	0.5%	0.26
Accommodation, Food Services	1,199	10.4%	1.09

Source: IBRC at the Indiana University Kelley School of Business

Occupation Mix - Mecklenburg County, VA

Using This Table: LQ = location quotient is one indication of how concentrated employment is in a particular occupation. An LQ less than 1.0 a lower concentration (U.S. average equals 1.0). An LQ greater than 1.0 shows a higher concentration of employment.

Occupation	Employment	Employment LQ
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Office, Admin	1,555	0.96
Ag, Construction, Installation, Maintenance	739	0.81
Production Workers	787	1.37
Transportation & Material Moving	720	0.96

Source: IBRC at the Indiana University Kelley School of Business

ENTERPRISE
ZONE
METRICS

Virginia's 2019 Enterprise Zones

Enterprise Zones

- | | | |
|---|---|--|
| 1 Danville | 26 Accomack/Norhampton | 51 Smyth/Washington/Chilhowie/Glade Spring |
| 2,46 Lynchburg | 27 Carroll/Galax/Grayson | 52 Wise |
| 3,31 Newport News | 28 City of Richmond/Henrico | 53 Alleghany/Covington/Clifton Forge |
| 4,20 Portsmouth | 29 Bristol | 55 Lunenburg/Kenbridge/Victoria |
| 5 City of Roanoke | 30 Page | 57 Pittsylvania/Danville |
| 6 Saltville/Smyth | 36,54 Martinsville/Henry | |
| 7 Norfolk | 32 Brunswick/Mecklenburg | |
| 8,35 Hampton | 43 Emporia/Greenville | |
| 9 Hopewell | 44 Tazewell | |
| 10 Petersburg | 48 Charlotte/Lunenburg/Prince Edward | |
| 11 Wythe | 49 Dickenson/Clintwood/Haysi | |
| 12 Bedford | 50 Lancaster/Northumberland/Richmond/
Westmoreland/Kilmarnock/Warsaw | |
| 14 Waynesboro | | |
| 15 Halifax/South Boston | | |
| 16 Prince George | | |
| 17 Staunton | | |
| 18 Isle of Wight/Southampton/
City of Franklin | | |
| 19 City of Richmond | | |
| 21 Winchester | | |
| 22 Patrick/Stuart | | |
| 23 Scott | | |
| 24 Pittsylvania | | |
| 25 Pulaski/Radford | | |



Source: IMCD, VEDP, Aug 2018

- Enterprise Zone Designation
- Enterprise Zone Boundary
- Locality with Enterprise Zone

Virginia
Enterprise
Zones

Virginia Enterprise Zone State Incentives

Rewarding Investment – Revitalizing Communities

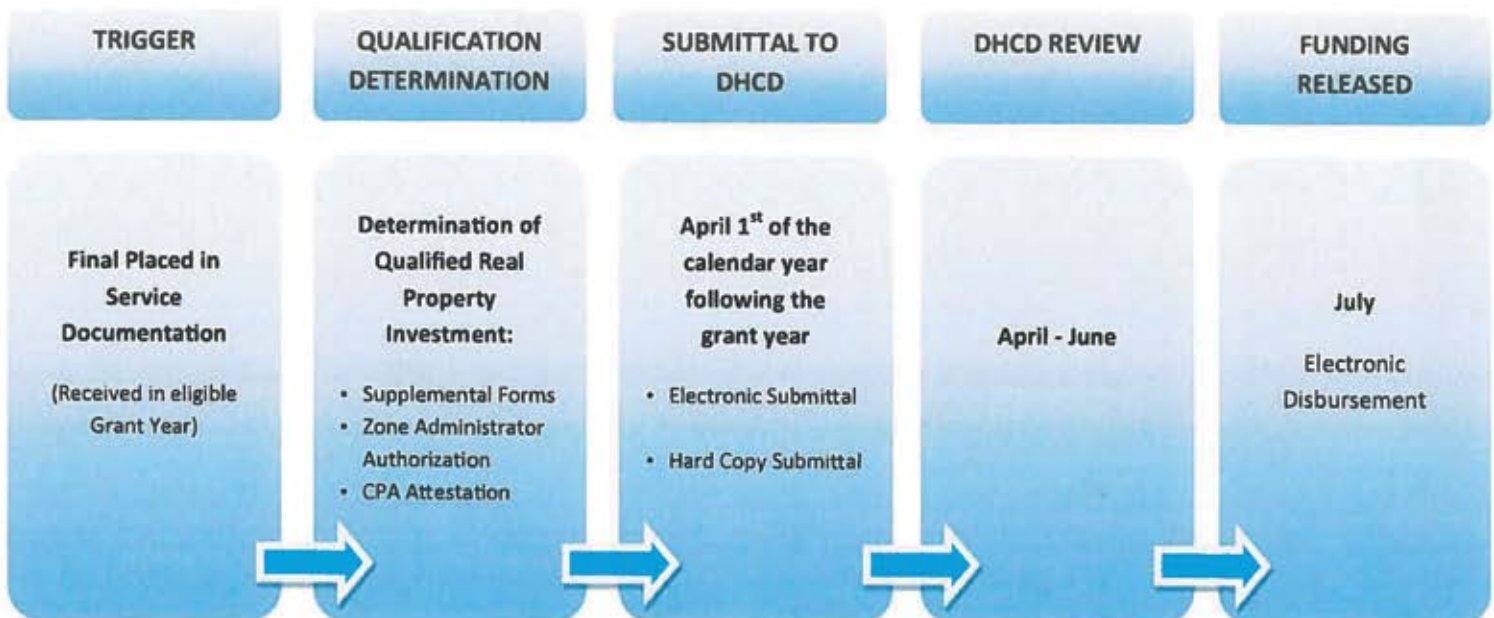
Qualification for state VEZ incentives are based on the calendar year and are administered annually. All applicants (businesses and real properties) must be located within an [Enterprise Zone](#) to qualify for incentives. Please read the RPIG/JCG instruction manuals available on the [VEZ Site](#) carefully for full details on the incentives.

Real Property Investment Grant (RPIG) Summary

BENEFIT	ELIGIBILITY REQUIREMENTS ¹	APPLICATION FORMS	GRANT TERM
<ul style="list-style-type: none"> Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million. Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more. Real Property grant awards may be subject to proration should requests exceed grant funds allocated. 	<p>Commercial, industrial, or mixed-use buildings or facilities.</p> <p>For rehabilitation and expansion, at least \$100,000 incurred in qualified real property investments.</p> <p>For new construction, at least \$500,000 incurred in qualified real property investments.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> EZ-RPIG Final Placed in Service Documentation Mixed Use Form* Multiple Owner Form* Tenant/Owner Consent Form* Tenant Coordination Form* W-9 CPA Attestation Report <p>*If applicable</p>	<p>Capped per building or facility at a maximum of \$200,000 within a five-consecutive year term.</p>

¹The entity that capitalized the qualified real property investments MUST be the grant applicant. Tenants making leasehold improvements paid for directly by the tenant may apply for the RPIG with the owner's permission. Tenants that pay for improvements through an operating lease DO NOT meet either of the above criteria and are NOT eligible to apply for the grant. Please call (804) 371-7030 with questions regarding applicant eligibility.

RPIG Qualification Process

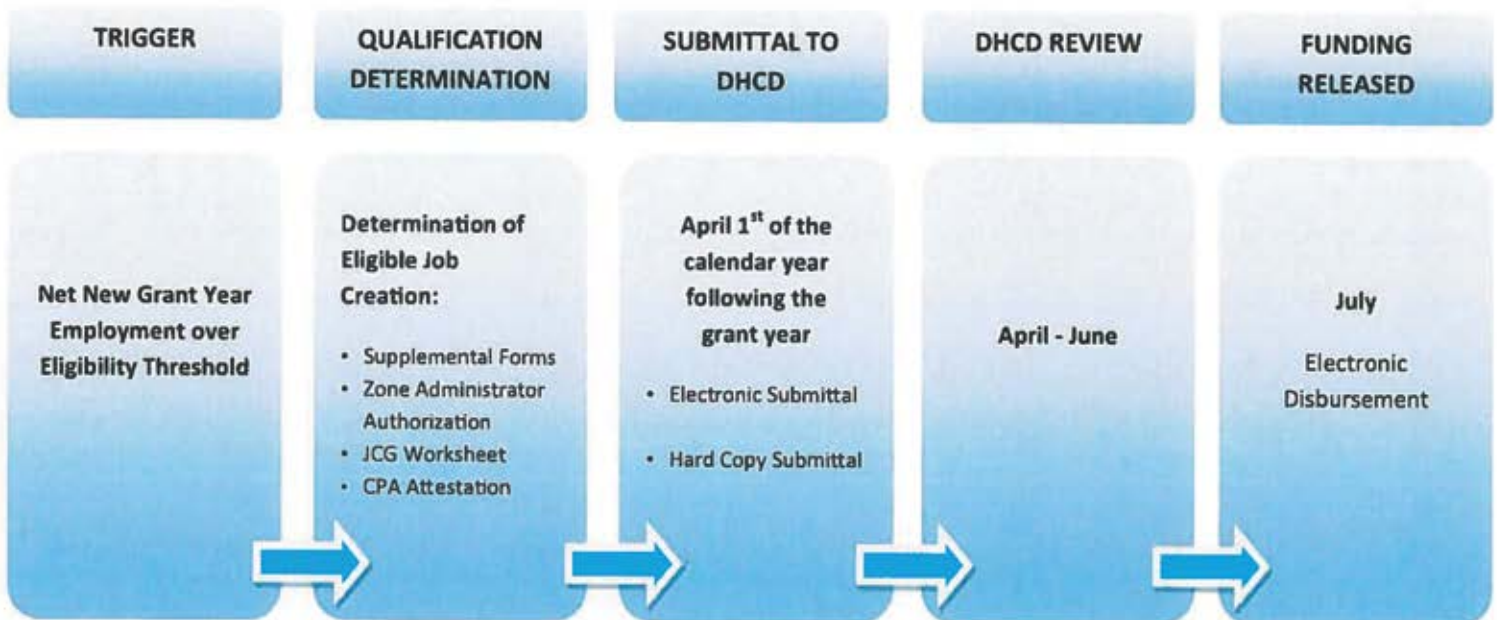


Job Creation Grant (JCG) Summary

BENEFIT	ELIGIBILITY REQUIREMENTS	APPLICATION FORMS	GRANT TERM
<ul style="list-style-type: none"> Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage (150% in High Unemployment Areas) with health benefits. Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits. 	<p>Net new permanent full-time positions, created over the four-job threshold, that meet wage and health benefit requirements.</p> <p>Excludes retail, personal service, or food and beverage positions.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> EZ-JCG JCG Worksheet W-9 CPA Attestation Report¹ 	<p>Available for a five-consecutive year term for net new permanent full-time positions above the four-job threshold over base year employment levels.</p>

¹Businesses applying for the Job Creation Grant with a base year employment of 100 PFTP or less that create 25 or fewer grant eligible positions **are not required** to submit a CPA attestation.

JCG Qualification Process



**Virginia
Enterprise
Zones**

Virginia Dept. of Housing & Community Development
 600 E. Main Street, Suite 300
 Richmond, Virginia 23219
 (804) 371-7030
EZONE@dhcd.virginia.gov
www.dhcd.virginia.gov

Job Creation Grant Revisions

The list of High Unemployment Areas (HUAs) has been updated for Grant Year 2018. This list is updated during the qualification year with data from the Virginia Employment Commission. Previously, positions paying less than 175 percent of the federal minimum wage were not eligible for the JCG. However, an amendment to the statute now allows otherwise eligible businesses in high unemployment areas paying 150 percent of the federal minimum wage (\$10.88/hour) to receive grants. The current high unemployment area zones authorized by this provision are listed below.

2019 Enterprise Zone Grant			
High Unemployment Areas (HUA)			
Brunswick County	32*	City of Hopewell	9
City of Covington	53*	City of Martinsville	36, 54*
City of Danville	1, 57*	Northampton County	26*
Dickenson County (Clintwood & Haysi)	49	City of Petersburg	10
City of Emporia	43*	Wise County	52
<p><i>*The following communities in joint zones are NOT HUAs: Mecklenburg County, Alleghany County and Town of Clifton Forge, Pittsylvania County, Greensville County, Henry County and Accomack County. Businesses in these communities are not eligible for the reduced wage threshold.</i></p> <p><i>Source: DHCD based on the LAUS Unit and Bureau of Labor Statistics 2018 Annual Virginia Unemployment Report.</i></p>			

Brunswick County and the City of Emporia are now considered High Unemployment Area (HUA) zones. Businesses in these zones are eligible to apply for the \$500/PFTE Job Creation Grant at the reduced wage rate threshold of 150% of the Federal Minimum Wage (FMW) or \$10.88 per hour.

The following localities are no longer considered HUA zones:

City of Franklin	Mecklenburg County
City of Galax	Page County
Greensville County	City of Portsmouth
Halifax County	Prince Edward County
Henry County	Richmond County
Lancaster County (Kilmarnock)	Tazewell County

Businesses in these zones that have previously applied for the JCG as HUA applicants may continue to qualify for the \$500 grant at the reduced wage threshold of \$10.88/hour for the remainder of their 5-year grant period. However, **any new business applying for the JCG in these zones must pay a wage rate threshold of at least 175% of the FMW (\$12.69/hour) to be eligible for the grant.**

Any business applying as an HUA applicant must use form **EZ-JCG-HUA** and fill out the **JCG-HUA Worksheet**. These documents are specifically tailored to accommodate the reduced wage rate threshold.

**CEDS
COMMITTEE**

CEDS Committee - 2024

Name	Title	Affiliation	Targeted Sector
Mary Jane Elkins	Director of Institutional Advancement	Southside Virginia Community College	Higher Education
Mark Estes	Executive Director	Halifax County Service Authority	Infrastructure
LaTonya Hamilton	Director of Tourism	Halifax County	Tourism
Sheldon Barr	President	VCU Health Community Memorial Hospital	Healthcare
Lauren Mathena	Director of Economic Development & Community Engagement	Mid-Atlantic Broadband Corporation & SOVA Innovation Hub	Entrepreneurship & Technology
Mitzi McCormick	President	Halifax County Chamber of Commerce	Private Business & Community Development
Scott Worner, Ph.D.	Superintendent	Mecklenburg County Public Schools	K-12 Education
Cynthia Gregg	Extension Agent	Virginia Cooperative Extension (Brunswick County)	Agriculture
Alfreda Reynolds	Director of Economic Development	Brunswick County	Local Government & Economic Development
Jeremy Satterfield	Manager	Southern Virginia TechSpark	Technology
Tom Tanner	Board of Supervisors, SPDC Chairman, & Entrepreneur	Mecklenburg County & Southside PDC	Local Government & Small Businesses
Nettie Simon-Owens, Ed.D.	Chief Strategy Officer	Southern Virginia Higher Education Center	Higher Education

CEDS COMMUNITY INPUT SESSION & MEETINGS

You Are Invited

Regional Economic Strategy Input Session

Tuesday, December 17

11:30 a.m.- 1:30 p.m.

Southside Planning District Commission

200 S. Mecklenburg Ave.

South Hill, VA 23970



The Southside Planning District Commission (SPDC) invites **YOU** to a Regional Economic Strategy Input Session, serving the counties of Brunswick, Halifax and Mecklenburg.

Facilitated by The Berkley Group, this is a wonderful opportunity to network and share your experience, knowledge, and perspective by adding your voice to a dialogue on enhancing our region as a great place to live, learn, work, and play.

Your participation is VITAL in shaping our region for a better tomorrow. We appreciate your attendance and comments at this important Input Session. Lunch will be provided.

RSVP no later than December 13, 2019
Megan Foster at mfoster@southsidepdc.org or
call 434-447-7101

If you cannot attend but have questions or ideas, please contact Lisa McGee at lmcgee@southsidepdc.org or Megan Foster at mfoster@southsidepdc.org or call (434) 447-7101.

ATTENDANCE LOG
Southside PDC CEDS Community Input Session
December 17, 2019

	A	B	C	D	E
	Name	Locality	Affiliation	Email	
1					
2	Wendy Wright	Brunswick County	Brunswick Chamber	brunswickchamber@lawrencevilleweb.com	
3	Tracey Rogers	Brunswick County	Brunswick Co. Public Schools	rogerst@brunswickcps.org	
4	Carthan Currin, III	Brunswick County	Economic Director	ccurrin@brunswickco.com	
5	Bernard L. Jones, Sr.	Brunswick County	BOS/CEDS Committee	blsr.bis@gmail.com	
6	Hope Cole	Town of South Boston	Town	hcole@southbostonva.us	
7	Jeremy Satterfield	Halifax	Microsoft	jeremy.satterfield@microsoft.com	
8	Mitzi McCormick	Halifax	Chamber	mitzi@halifaxchamber.net	
9	Stanley Brandon	Halifax	BOS	sb@co.halifax.va.us	
10	Jerry Lovelace	Halifax	SSPDC Committee	jlovelace@embargmail.com	
11	Brian Brown	Halifax	HC IDA	bbrown@halifaxvirginia.com	
12	Nancy Pool	Halifax	Go VA	delpool@comcast.net	
13	Tom Raab	Town of South Boston	Town Manager	traab@southbostonva.us	
14	Lauren Mathena	Halifax/ Mecklenburg	MBC	lauren.mathena@mbc-va.com	
15	John Lee	Mecklenburg	Mecklenburg Electric	jlee@meckelec.org	
16	Tina Morgan	Mecklenburg	Mecklenburg Tourism	tina.morgan@mecklenburgva.com	
17	Paul Nichols	Mecklenburg	School System	pnichols@mcpsweb.org	
18	Wayne Carter	Mecklenburg	County Administrator	wayne.carter@mecklenburgva.com	
19	Angie Kellest	Mecklenburg	Economic Development	Angie.Kellest@mecklenburgva.com	
20	Brently Morris	South Hill	Economic Development	bmorris@southhillva.org	
21	Kim Callis	South Hill	Town Manager	kcallis@southhillva.org	
22	A Todd Howell	South Hill	CMH.VCU	todd.howell@vcuhealth.org	
23	Kelly Arnold	ALL	SVCC	kelly.arnold@southside.edu	
24	Chad Neese	SPDC	GIS Planner	cneese@southsidepdc.org	
25	Ashleigh Zinconne	SPDC	SPDC	azinconne@southsidepdc.org	
26	Lisa McGee	SPDC	SPDC	lmcgee@southsidepdc.org	
27	Andrea Judd	SPDC	SPDC	ajudd@southsidepdc.org	
28	Sangi Cooper	SPDC	SPDC	scooper@southsidepdc.org	
29	Megan Foster	SPDC	SPDC	mfoster@southsidepdc.org	
30	Deborah Gosney	SPDC	SPDC	dgosney@southsidepdc.org	



Southside Planning District Commission: Comprehensive Economic Development Strategy (CEDS)

**Regional Economic Strategy Input Session
Tuesday, December 17, 2019
11:30 AM – 1:30 PM**

200 S. Mecklenburg Ave. South Hill, VA 23970

The purpose of a CEDS is to bring together public and private sectors in building a roadmap with a strategy-driven focus to diversify and strengthen the region's economy.

AGENDA

- I. Welcome & Introductions
- II. CEDS Overview
 - a. What is a CEDS?
 - b. Project Schedule
 - c. Mandatory Elements of a CEDS
 - i. Summary Background
 - ii. SWOT (Strengths-Weaknesses-Opportunities-Threats) Analysis
 - iii. Strategic Direction/Action Plan
 - iv. Evaluation Framework
- III. SWOT Exercise – break out into small groups and report out
- IV. Discussion
- V. Next Steps
- VI. Adjourn by 1:30 PM



**Regional Economic Strategy Input Session
December 17, 2019
Small Group Exercise**

(60 minutes)

- I. Appoint a group recorder to report back to the full group
- II. Discuss the top economic strengths for the region (10 min)
List 3-5 items
 1. List strengths in order of importance
 2. Cite any additional comments about strengths
- III. Discuss the main economic challenges of the region (10 min)
List 3-5 items
 1. List these challenges in order of importance
 2. Cite any additional comments about weaknesses
- IV. Discuss the existing and desired industries in the region (10 min)
List 3-5 items
 1. List industries in order of importance
 2. Cite any additional comments about industries
- V. Review the goals from the 2015 CEDS (15 min)
 1. To what degree do you think the region has achieved these goals?
 2. What other economic goals would you set for the region?
 3. List any recommended strategies to achieve a specific goal.
- VI. Reconvene and report out each group's results

Small Group Exercise Worksheet

- I. Appoint a group recorder to report out results.
- II. Discuss the top economic strengths for the region (list 3-5 items) and list them in order of importance to the group. (10 min)

-
-
-
-
-

Note any Additional Comments on Strengths:

- III. Discuss the main economic challenges for the region (list 3-5 items) and list them in order of importance to the group. (10 min)

-
-
-
-
-

Note any Additional Comments on Challenges:

- IV. Discuss the existing and desired industries in the region (list 3-5 items) and list them in order of importance to the group. (10 min)

Important Existing Industries:

-
-
-

Desired Industries:

-
-
-

Note any Additional Comments on Industries:

- V. Review the goals from the 2015 CEDS. To what degree do you think the region has met these goals? (15 min)

1. *Land. Build on and improve the fixed assets of the region – water, sewer, natural gas, broadband, transportation, downtowns, industrial sites, and natural assets – to attract and support business and industry growth and provide for a high quality of life throughout the region.*

☐ Did Not Meet ☐ Somewhat Met ☐ Met ☐ Somewhat Exceeded ☐ Exceeded

Are there additional strategies you would include to help meet this goal?

-
-
-

2. *People. Invest in and develop the human capital of the region – the youth, the workforce, and the disenfranchised – to effectively provide the education and training needed for a workforce ready for a wide variety of careers such as advanced manufacturing, healthcare, modern agriculture, and entrepreneurship.*

☐ Did Not Meet ☐ Somewhat Met ☐ Met ☐ Somewhat Exceeded ☐ Exceeded

Are there additional strategies you would include to help meet this goal?

-
-
-

3. *Capital. Pursue a wide range of financing opportunities to improve public school infrastructure, utilities, transportation, industrial parks, brownfields, recreational amenities, and capital for existing and start-up companies.*

☐ Did Not Meet ☐ Somewhat Met ☐ Met ☐ Somewhat Exceeded ☐ Exceeded

Are there additional strategies you would include to help meet this goal?

-
-
-

4. *What other economic goals would you set for the region?*

-
-
-
-

Note any Additional Comments on Goals:

- VI. Reconvene and report this group's recommendation(s).

Comprehensive Economic Development Strategy Input Session Summary

On December 17, 2019, a total of 29 stakeholders and community leaders representing Brunswick, Halifax, and Mecklenburg Counties and the Towns of South Boston and South Hill attended a Comprehensive Economic Development Strategy input session at the Southside Planning District Commission office led by The Berkley Group. The purpose of the meeting was to identify strategies needed to enhance economic development in the PDC13 region. The attendees were separated into four groups and collaborated to develop responses to the following questions:

1. *Discuss the top economic strengths for the region and list.*

The responses below were identified as regional strengths in all four groups:

- Transportation/Highway System
- Business Costs
- Education/Workforce Training
- Recreation

Other areas of strength were identified by individuals:

- Digital Infrastructure Middle Mile and Last Mile
- Business Friendly
- Open Land/Natural Resources and History
- Infrastructure – Water, Sewer, Fiber, Land, Rail
- Healthcare

2. *Discuss the main economic challenges for the region and list them in order of importance to the group.*

- Education/Workforce
- Rural Broadband
- Loss of Young Professionals/Elected Officials
- Lack of Adequate Childcare
- Lack of High Paying Jobs, Local Investments, Capital, and Entrepreneurs
- Lack of Overnight Accommodations in Brunswick County
- Lack of Good Marketing
- Perception of Rural Areas

3. *Discuss the existing and desired industries in the region and list them in order of importance to the group.*

Important Existing Industries:

- Advanced Manufacturing
- Technology
- Retail
- Modern Agriculture

Desired Industries:

- Technology
- Advanced Manufacturing
- Grow Agribusiness
- Healthcare
- Outdoor Recreation
- Upscale Retail and Cultural Opportunities
- Expanded Apprenticeship Programs

For the remaining questions, each goal was evaluated on the following basis:

- **Had not been Met**
- **Somewhat Met**
- **Met**
- **Somewhat Exceeded**
- **Exceeded**

4. *Review the goals from the 2015 CEDS. To what degree do you think the region has met these goals?*

- **Goal - Land:** Build on and improve the fixed assets of the region – water, sewer, natural gas, broadband, transportation, downtowns, industrial sites, and natural assets – to attract and support business and industry growth and provide for a higher quality of life throughout the region.
 - The majority (3) of the groups felt this goal had been **somewhat met** while the remaining group felt the goal had been **met**.

Are there additional strategies you would include to help meet this goal?

- Broadband Accessibility
 - Building Redundancy for Data and Utilities
 - Private investments/capital building
 - Transportation
 - Leadership Development, Property Owners Making Improvements, and Pad Ready, Cleared Sites, and Buildings as Well as Transportation Services such as Uber and Lyft
- **Goal – People:** Invest in and develop the human capital of the region – the youth, the workforce, and the disenfranchised – to effectively provide the education and training needed for a workforce ready for a wide variety of careers such as advanced manufacturing, healthcare, modern agriculture, and entrepreneurship.
 - Two (2) groups felt this goal had been **somewhat met**, one group felt that the goal had been **met**, and one group felt this goal had been **somewhat exceeded**.

Are there additional strategies you would include to help meet this goal?

- Education and Workforce Training Programs
- Business Sector and Grant Incentives
- Improvements in Healthcare
- Community Outreach through Social Media
- Leadership Development.

- **Goal – Capital:** Pursue a wide range of financing opportunities to improve public school infrastructure, utilities, transportation, industrial parks, brownfields, recreational amenities, and capital for existing and start-up companies.

- Two (2) groups felt this goal had been **somewhat met**, one group felt that the goal had been **met**, and one group felt this goal **had not been met**.

Are there additional strategies you would include to help meet this goal?

- Developing, coordinating, and identifying opportunity Zone Projects to encourage capital investments throughout the communities.

- **What other economic goals would you set for the region?**

- Stronger Access to Waterways
- Tie Together Recreational Amenities
- More Collaboration and Expansion of Regional Programs
- Internship Promotions for High School Students
 - Goals would be to help find local business opportunities that will generate graduate retention
- Desire for People to Stop Selling for Less
- Desire for People to be Less Dependent on State and Federal Funding
- Desire for People to have Telecommute Jobs
- Desire for More Affordable Housing for Middle-Class Workers.

SOUTHSIDE PLANNING DISTRICT COMMISSION
Joint Meeting of the Executive Committee and CEDS Committee
June 25, 2020

A Joint Meeting of the Executive Committee and CEDS Committee of the Southside Planning District Commission (SPDC) was held on June 25, 2020 at the Commission's Conference Room, 200 South Mecklenburg Avenue, South Hill, Virginia. Chairman Kim Callis called the meeting to order at 11:00 a.m.

Due to the nature of the COVID-19 Declaration of a State of Emergency and pursuant to Code 2.2-3708.2, this meeting was held by electronic communications, via the Zoom electronic platform. The catastrophic nature of this declared emergency made it impractical and unsafe to assemble a quorum in a single location and the purpose of this meeting was to discuss or transact the business statutorily required or necessary to continue the operations of the Southside PDC. This meeting was recorded as required by FOIA for electronic meetings. Roll call votes were taken on all action items.

Director Gosney called the roll. With 9 Commissioners being present, a quorum was met for this meeting. The Roll Call is as follows:

BRUNSWICK COUNTY	Present	Absent
Bernard Jones, Sr.		X
Leslie Weddington – Treasurer	X	
John Zubrod	X	
HALIFAX COUNTY		
Stanley Brandon		X
Garland Ricketts	X	
Scott Simpson		X
MECKLENBURG COUNTY		
Andy Hargrove	X	
Charlie Simmons	X	
Glanzy Spain	X	
SOUTH BOSTON		
Winston Harrell	X	
George Leonard	X	
SOUTH HILL		
Kim Callis - Chairman	X	
TOTAL	9	3

CEDS COMMITTEE	Present	Absent
Mary Jane Elkins	X	
Todd Howell	X	
Jerry Lovelace	X	

**The CEDS Committee is comprised of the Executive Committee and the three members listed above.*

Staff in Attendance:

Deborah Gosney, Executive Director
Stephanie Creedle, Finance Director/HR
Lisa McGee, Administrative Assistant
Chad Neese, GIS/Transportation Planner
Ann Taylor Wright, Contract Staff

Guests in Attendance:

Susan Kyte, Media

PUBLIC COMMENT PERIOD

Chairman Callis asked for public comments. Hearing none, the public comment period was closed.

APPROVAL OF THE AGENDA

Chairman Callis asked that the Agenda be modified to include the 2020 Comprehensive Economic Development Strategy (CEDS) Update.

ANDY HARGROVE MADE A MOTION THAT THE AGENDA BE APPROVED AS PRESENTED WITH MODIFICATION TO ADD THE 2020 CEDS UPDATE. THE MOTION WAS SECONDED BY GEORGE LEONARD AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

2020 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) UPDATE

Executive Director Gosney introduced Ann Taylor Wright to the Executive Committee as she is a new Contract Staff Person for the PDC. Mrs. Wright assisted with the 2020 Comprehensive Economic Development Strategy (CEDS) and presented the rough draft to the Committee. She discussed the following in her presentation:

- She highlighted the four main elements that comprise the CEDS which are –
 - Summary background of economic conditions of the Region.
 - SWOT analysis to identify regional strengths, weaknesses, opportunities and threats.
 - Strategic Direction/Action Plan to build on findings from the SWOT analysis and incorporate elements from other regional plans.
 - Evaluation framework to include performance measurements to assess the implementation of the CEDS and impact of the regional economy.

- She discussed the major economic sectors and their effect on the Region. These sectors are:
 - Demographic and Socioeconomic Data
 - Environment
 - Infrastructure Assets
 - Industry
 - Workforce
 - Housing
 - Health Services and Public Safety
 - Education
 - Cultural and Recreational Resources
- A key component of the CEDS process is the input of the CEDS Committee. Mrs. Wright noted that a Community Input Session was held at the SPDC on December 17, 2019 to conduct the SWOT analysis. Participants included the CEDS Committee, in addition to leaders representing various economic sectors throughout the region. The Berkley Group, a local government consulting firm, facilitated the event. The SWOT analysis shapes the vision, goals, objectives, and performance measures inclusive of the CEDS.
- Mrs. Wright stated that the 30-day Public Comment Period is the next step and will be advertised in the newspaper, posted on the website, and forwarded to local governments and stakeholders through direct email notifications.
- The deadline for adoption of the CEDS is January 2021; however, it is anticipated that it will be adopted in July 2020.

APPROVAL OF MINUTES

The January 23, 2020 minutes were previously dispensed to members for review.

ANDY HARGROVE MADE A MOTION FOR APPROVAL OF THE JANUARY 23, 2020 MINUTES. THE MOTION WAS SECONDED BY LESLIE WEDDINGTON AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

TREASURER'S REPORT

Treasurer Weddington presented the financial report as of May 2020 as follows: Assets, \$1,329,028.48; Liabilities, \$1,064,925.10; Retained Earnings, \$228,869.89; and Net Balance, \$35,233.49. Expenditures to date totaled \$746,075.99, which is 80 percent of the annual budget. The expenditures are on target for FY20.

GEORGE LEONARD MADE A MOTION THAT THE MAY 2020 TREASURER'S REPORT BE ACCEPTED AS PRESENTED. THE MOTION WAS SECONDED BY ANDY HARGROVE AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

FY21 BUDGET

Finance Director Stephanie Creedle presented the FY21 Budget to the Executive Committee, which was recommended for approval by the Budget and Finance Committee, on June 16, 2020. The FY21 Budget summary page was reviewed first as it shows a comparison between the FY19 Budget, the FY19 January Amended Budget, the FY20 Budget, the FY20 Amended Budget and the proposed FY21 Budget. Ms. Creedle reviewed the following:

FY21 Revenue

Member Jurisdiction Dues	\$ 123,992.50
Revenue Brought Forward	495,071.00
New Revenue Approved	355,771.00
Deferred Revenue	(36,500.00)
Interest Income	<u>12,000.00</u>
Total Revenue	\$950,334.50

FY21 Expenditures

Direct Chargeable Salaries	\$329,728.85
Employee Fringe Benefits	215,580.45
Travel/Per Diem	10,000.00
Other Direct Cost – Grants	10,000.00
Other Direct Cost – S/L	40,000.00
Indirect Costs	<u>296,491.29</u>
Total Revenue	\$901,800.59

Ms. Creedle noted that Revenues exceed Expenditures by \$48,533.91. Topics discussed were Health Insurance, Membership Fees, Publications, Space, Utilities and Occupancy, Software Licensing and the addition of Contract Staff. Additionally, a 2.5% cost-of-living increase was included for Salaries.

LESLIE WEDDINGTON MADE A MOTION TO APPROVE THE FY21 BUDGET AS PRESENTED WITH THE ADDITION OF A 2.5% COST-OF-LIVING INCREASE FOR SALARIES. THE MOTION WAS SECONDED BY JOHN ZUBROD AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

FY21 MANAGEMENT PLAN

Executive Director Gosney referred the Executive Committee to the Management Plan which was included in their meeting materials. She provided an overview of the Management Plan and explained its importance to our funding agencies while answering questions in each section as they arose.

LESLIE WEDDINGTON MADE A MOTION TO APPROVE THE FY21 MANAGEMENT PLAN AS PRESENTED. THE MOTION WAS SECONDED BY ANDY HARGROVE AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

FY21 EDA PLANNING GRANT

The PDC was invited by the U. S. Department of Commerce – Economic Development Administration to submit an Application for Federal Assistance for a Partnership Planning Program investment in the amount of \$70,000. The Commission applies for this grant annually which helps the PDC assist with the Comprehensive Economic Development Strategy (CEDS) process as well as economic development projects. The PDC must commit to provide matching funds of \$70,000. Local member dues are utilized to meet this match requirement.

JOHN ZUBROD MADE A MOTION FOR ACCEPTANCE OF THE FY21 EDA PLANNING GRANT APPLICATION WITH A COMMITMENT OF \$70,000.00 IN MATCHING FUNDS. THE MOTION WAS SECONDED BY GLANZY SPAIN AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

VDOT RURAL TRANSPORTATION WORK PROGRAM AND UPDATE

In FY21, each planning district commission/regional commission, that has rural area in Virginia, will receive \$58,000 from VDOT's Rural Transportation Planning Assistance Program with a required local match of \$14,500 utilizing local government member dues. GIS/Transportation Planner Chad Neese reviewed the list of activities in the proposed FY21 Rural Transportation Planning Assistance Work Program which includes:

- Grant Preparation – Prepare and assist with Enhancement Grants, Smart Scale and other transportation related grant applications.
- Regional Bicycle, Pedestrian and Trails Planning – Complete the update and consolidation of the two existing bike plans within the planning district into one regional plan. Continue planning efforts in support of the Tobacco Heritage Trail. Collect GPS data on the completed segments of the Tobacco Heritage Trail, as applicable.
- Title VI Program – Continue to administer the SPDC's Title VI program including: process any complaints, conduct an annual review of the program and submit an annual report, attend and/or facilitate training, collect relevant statistical data, monitor any sub-recipients, and eliminate any discrimination that is identified. Participate in meetings with VDOT staff regarding Title VI and Environmental Justice compliance.
- Other Technical Assistance and Participation –
 - Participate in VTrans and Smart Scale webinars and meetings.
 - Participate in the Fall Transportation Meetings.
 - As needed, provide assistance, support and/or data for transportation related planning activities to local jurisdictions, public officials and the community.
 - Keep the SPDC website updated and current regarding transportation planning.
 - Provide support and assistance with the Tobacco Heritage Trail website, maps and social media page as necessary.
 - Utilize GIS, GPS, maps, data and/or provide technical assistance when requested by localities.
 - Work with VDOT staff in identifying locations for corridor studies and Arterial Management Plans based on safety and congestion data.

Mr. Neese then asked for a Resolution to be passed approving the FY21 Work Program for Rural Transportation Planning and committing the PDC to providing matching funds of \$14,500.

GLANZY SPAIN MADE A MOTION TO APPROVE THE FY21 WORK PROGRAM AND RESOLUTION FOR RURAL TRANSPORTATION PLANNING WITH A COMMITMENT OF \$14,500 IN MATCHING FUNDS. THE MOTION WAS SECONDED BY ANDY HARGROVE AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

EXECUTIVE DIRECTOR REPORT

Executive Director Gosney provided to the Commissioner's her report entitled "A Year in Review – FY20 Executive Director's & Staff Report." This report is a comprehensive report of the PDC's activities for the entire fiscal year. Mrs. Gosney highlighted the following May and June 2020 activities which were:

- The PDC submitted the EDA COVID-19 Non-Competitive application totaling \$400,000 on June 1, 2020. This grant was available exclusively to Economic Development Districts (EDD's).
- The Staff has been working on the submission of three CDBG COVID-19 Small Business Development Grants, one for each of the three counties in the PDC footprint. The Letters of Interest for all three have been submitted and the required public hearings have been scheduled.
- The Staff has been developing changes to the EDA Revolving Loan Fund Admin Plan to accommodate COVID-19 related loan requests. To date, ten COVID micro loans have been made.
- The VAPDC Summer Conference will be a virtual conference this year due to COVID-19.
- The PDC has increased its Facebook presence significantly by posting pertinent COVID-19 information as it becomes available. It is the PDC's goal to become a resource for the region.
- The PDC submitted a VHDA application on May 28, 2020 for a grant to fund a Strategic Plan for the PDC. Mrs. Gosney explained to the Bylaws Committee that the process the PDC would go through to do a Strategic Plan would encompass proposed Bylaws changes.
- The next full Commission meeting will be July 16th, 2020. The meeting will be offered via Zoom and in-person due to COVID-19 restrictions. A poll will be emailed to Commissioners for their preference.

EXECUTIVE DIRECTOR EVALUATION

Annually, a Performance Evaluation is conducted for the Southside Planning District Commission's Executive Director during its June Executive Board meeting.

PURSUANT TO SECTION 2.2-3712 OF THE VIRGINIA FREEDOM OF INFORMATION ACT, CHAIRMAN KIM CALLIS MOVED THAT THE SOUTHSIDE PLANNING DISTRICT COMMISSION EXECUTIVE COMMITTEE CONVENE IN CLOSED SESSION TO DISCUSS PERSONNEL ISSUES PURSUANT TO THE CLOSED MEETING EXEMPTION AT SECTION 2.2-3711.29 OF THE CODE OF VIRGINIA. THE MOTION WAS SECONDED BY JOHN ZUBROD AND BY ROLL CALL VOTE, ALL COMMISSIONERS VOTED AFFIRMATIVELY.

ANDY HARGROVE MOTIONED HAVING CONVENED AND CONCLUDED A CLOSED MEETING PURSUANT TO SECTION 2.2-3712 OF THE VIRGINIA FREEDOM OF INFORMATION ACT, MEMBERS OF THE SOUTHSIDE PLANNING DISTRICT COMMISSION EXECUTIVE COMMITTEE CERTIFY THE FOLLOWING: 1) ONLY PUBLIC BUSINESS MATTERS LAWFULLY EXEMPTED FROM OPEN MEETING REQUIREMENTS UNDER THIS CHAPTER, AND 2) ONLY SUCH PUBLIC BUSINESS MATTERS AS WERE IDENTIFIED IN THE MOTION BY WHICH THE CLOSED MEETING WAS CONVENED, WERE HEARD, DISCUSSED OR CONSIDERED IN THE MEETING BY THE PUBLIC BODY; JOHN ZUBROD SECONDED THE MOTION AND BY ROLL CALL VOTE ALL MEMBERS VOTED AFFIRMATIVELY.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:15 p.m.

Kim Callis, Chairman SPDC



Deborah Gosney, Secretary

**30-DAY
PUBLIC
COMMENT
PERIOD**

2020 - 2025 DRAFT Comprehensive Economic Development Strategy - For Public Comment

Notice of Opportunity for Public Comment of the Regional Comprehensive Economic Development Strategy (CEDS) 2020-2025 Five-Year Update



Notice is hereby given that the public is extended an opportunity to review and comment on the proposed 2020-2025 five-year update of the CEDS. The public comment period will be in effect for no fewer than 30 days from the publication date of this notice. The CEDS is available for review in hard copy at the office of the Southside PDC, 200 S. Mecklenburg Avenue, South Hill, VA or digital copy at <http://www.southsidepdc.org>. All comments should be forwarded to Ann Wright, CTW Consulting, by calling 434-515-0581 or emailing ctwconsultingva@gmail.com. Hearing impaired persons may dial 711 for access.

 Final CEDS 2020 Draft WITH DATA SHEETS.pdf (5.17 MB)

Community

South Hill Enterprise, August 26, 2020

Page 7

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Public comment opportunity on Regional Comprehensive Development Strategy

Notice is hereby given that the public is extended an opportunity to review and comment on the proposed 2020-2025 five-year update of the CEDS. The public comment period will be in effect for no fewer than

30 days from the publication date of this notice. The CEDS is available for review in hard copy at the office of the Southside PDC, 200 S. Mecklenburg Avenue, South Hill, VA or digital copy at <http://www.southsidepdc.org>. All comments should be forwarded to Ann Wright, CTW Consulting, by calling 434-515-0581 or emailing ctwconsultingva@gmail.com. Hearing impaired persons may dial 711 for access.

2023 CEDS Refresh | 30-Day Public Comment Period

Public notices were posted in the following locations:

- SPDC bulletin board at the buildings public entrance
- SPDC website under “Public Notices”
- SPDC website under the “What’s Happening Now” section.

Public Notice was also directly emailed to localities, economic development professionals, SPDC Commissioners, and the CEDS Committee

Notice of Opportunity for Public Comment: 2020-2025 CEDS

Good afternoon everyone,

In accordance with 13 CFR § 303.6(b)(2) notice is hereby given that the public, governments, and other interested groups are extended an opportunity to review and provide comments on proposed amendments to the Southside Planning District Commission’s 2020-2025 Comprehensive Economic Development Strategy (CEDS). Specifically, the proposed amendments are mainly focused on the plan’s goals, objectives, actions, and performance measures.

A copy of the draft CEDS can be found on the SPDC website at the following link: Draft CEDS for Review. Please note that it is a large file. Additionally, a hardcopy may be reviewed at the SPDC office during regular business hours.

The public comment period will last 30 days, running from June 1, 2023 through June 30, 2023. All comments should be forwarded to Chad Neese, Senior Planner/GIS Specialist by emailing cneese@southsidepdc.org or by calling 434-447-7101 extension 211.

Thank you!

--

Chad Neese, CNU-A
Senior Planner/GIS Specialist
Southside Planning District Commission
200 S. Mecklenburg Ave.
South Hill, VA 23970
(434) 447-7101 ext. 211

Public Comments received during the 30-Day Public Comment Period:

Other than acknowledging receipt of the notice by two localities, no comments were received from the public during the 30-Day Public Comment Period (June 1, 2023 - June 30, 2023).

2024 CEDS Refresh | 30-Day Public Comment Period

Public notices were posted in the following locations:

- SPDC bulletin board at the buildings public entrance
- SPDC website under “Public Notices”
- SPDC website under the “What’s Happening Now” section.

Public Notice was also directly emailed to localities, economic development professionals, SPDC Commissioners, and the CEDS Committee

Notice of Opportunity for Public Comment: 2020-2025 CEDS

Good afternoon everyone,

In accordance with 13 CFR § 303.6(b)(2) notice is hereby given that the public, governments, and other interested parties are extended an opportunity to review and provide comments on proposed amendments to the Southside Planning District Commission’s 2020-2025 Comprehensive Economic Development Strategy (CEDS). The proposed amendments mainly focus on the Strategic Direction and Performance Evaluation sections of the plan. This is part of the Commission’s dedication to conducting annual reviews of the CEDS to track progress and make minor amendments to strategies as conditions may warrant.

A copy of the draft CEDS has been attached to this email and can also be found online at www.southsidepdc.org. A hard copy version is available for review at the Southside Planning District Commission office located 200 S. Mecklenburg Avenue, South Hill, VA, during regular business hours.

The public comment period will last 30 days, running from June 5 through July 5, 2024. All public comments should be forwarded to Chad Neese, Senior Planner/GIS Specialist, by emailing cneese@southsidepdc.org or by calling 434-447-7101 extension 211.

--
Chad Neese, CNU-A
Senior Planner/GIS Specialist
Southside Planning District Commission
200 S. Mecklenburg Ave.
South Hill, VA 23970
(434) 447-7101 ext. 211

Public Comments received during the 30-Day Public Comment Period:

“...briefly reviewed this and I think it looks good”

Inquiry about the downtown parking studies (Infrastructure & Transportation - Strategy 2.6)

**SPDC
ADOPTION
OF
CEDS**



RESOLUTION

A Resolution of the Southside Planning District Commission recommending adoption of the Comprehensive Economic Development Strategy 2020 Update.

WHEREAS, as a designated Economic Development District (EDD) by the Department of Commerce-Economic Development Administration (EDA), one of Southside PDC's primary responsibilities is to prepare a Comprehensive Economic Development Strategy (CEDS) for the region which must be updated every five years to qualify for EDA assistance under its Public Works and Economic Adjustment Assistance programs; and,

WHEREAS, the CEDS analyzes a region's economy and serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources; and,

WHEREAS, economic development planning through the CEDS serves as a means to engage community leaders, leverage the involvement of the private sector, and establish a blueprint for regional collaboration; and,

WHEREAS, the Southside PDC in coordination with the CEDS Committee initiated its update of the CEDS in December of 2019 with the kickoff of the Community Input Strategy Session to identify the region's strengths, weaknesses, opportunities, and threats (SWOT) which provided critical feedback for the development of the CEDS 2020 Update; and,

WHEREAS, on August 26, 2020, Southside PDC launched the 30-day public comment period through newspaper publications, website postings, and direct email notifications to significant governmental, educational, healthcare, and private business leaders throughout the region to solicit comments that could be incorporated into the CEDS.

NOW, THEREFORE, BE IT RESOLVED that the Southside PDC at its regular meeting held on October 15, 2020 voted unanimously to approve and adopt the CEDS 2020 Update.

Adopted by Commissioners of the Southside Planning District Commission this 15th day of October 2020.

A handwritten signature in blue ink that reads "Kim Callis".

Kim Callis, Chairman

ATTEST:

A handwritten signature in blue ink that reads "Deborah B. Gosney".

Deborah B. Gosney, Executive Director

2023 CEDS Update - Adoption

2023 Update was adopted at the July 20th Quarterly Meeting of the SPDC. An abbreviated version of the minutes are provided below for reference.

SOUTHSIDE PLANNING DISTRICT COMMISSION Regular Quarterly Meeting July 20, 2023

The quarterly virtual meeting of the Southside Planning District Commission (SPDC) was held on July 20, 2023 in the Commission's Conference Room, 200 South Mecklenburg Avenue, South Hill, Virginia. Chair Tom Tanner called the meeting to order at 12:00 p.m. for those attending in person and virtually utilizing Zoom technology. The required public notice and receipt of public comments was provided as outlined in the requirements of electronic meetings.

CEDS UPDATE

Senior Planner/GIS Specialist Chad Neese gave an update on the Comprehensive Economic Development Strategy (CEDS). Mr. Neese reminded the Commissioners that major updates to the CEDS occur every five years with the next update occurring in 2025; however, annually, staff performs a cursory review. The goals and objectives were reviewed and amended. A CEDS Committee meeting was held in May to discuss proposed changes and to gather input. There was a mandatory 30-day review period in June to collect public comments. Mr. Neese then asked for a motion to approve the final draft.

UPON MOTION BY GEORGE LEONARD, SECONDED BY CHARLES JONES, THE CEDS WAS UNANIMOUSLY APPROVED AS PRESENTED.

ADJOURNMENT

There being no further business, the meeting adjourned at 1:02 P.M.



Tom Tanner, SPDC Chair



Deborah Gosney, Secretary



RESOLUTION

ADOPTION OF THE 2024 ANNUAL CEDS UPDATE

WHEREAS, as a designated Economic Development District (EDD) by the U.S. Department of Commerce's Economic Development Administration (EDA), the Southside Planning District Commission is responsible for the preparation of a Comprehensive Economic Development Strategy (CEDS) for the region every five years to remain compliant with EDA assistance requirements under the Public Works and Economic Development Adjustment Assistance programs; and

WHEREAS, the CEDS analyzes a region's economy and serves as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources; and

WHEREAS, economic development planning through the CEDS serves as a means to engage community leaders, leverage the involvement of the private sector, and establish a blueprint for regional collaboration; and

WHEREAS, the Southside PDC voluntarily chooses to review and update the CEDS on an annual basis to better understand current conditions and track progress across the region on economic development related projects; and

WHEREAS, the CEDS Committee has conducted its annual review and update in compliance with all federal requirements of the EDA and voted on July 11th to recommend that the updated version of the CEDS be adopted by the Southside PDC; and

NOW, THEREFORE BE IT RESOLVED, that the Southside PDC at its regular meeting held on July 25, 2024, voted to adopt the updated version of the CEDS.

A handwritten signature in blue ink that reads "Tom Tanner".

Tom Tanner, Chairman

A handwritten signature in blue ink that reads "Deborah Gosney".

Deborah Gosney, Executive Director

SOUTHSIDE ECONOMIC RESILIENCY PLAN



*Live, Work & Thrive
in Southside*

Southside Economic Resiliency Plan



Prepared by:
Southside Planning District Commission
200 S. Mecklenburg Ave.
South Hill, VA 23970

Acknowledgements

The Southside Planning District Commission would like to acknowledge the following people and organizations for taking part in the development of this plan:

Residents and Businesses of Brunswick, Halifax, and Mecklenburg Counties

SPDC CEDS Committee

Mary Jane Elkins, Southside Virginia Community College Foundation
Mark Estes, Halifax County Service Authority
LaTonya Sadler Hamilton, Halifax County Tourism
Todd Howell, VCU Health Community Memorial Hospital
Lauren Mathena, Mid-Atlantic Broadband & SOVA Innovation Hub
Mitzi McCormick, Halifax County Chamber of Commerce
Paul Nichols, Mecklenburg County Public Schools
Chad Patton, Southside Virginia Community College
Alfreda Reynolds, Brunswick County Economic Development
Jeremy Satterfield, TechSpark Virginia at Microsoft
Tom Tanner, Mecklenburg County Board of Supervisors & SPDC Commissioner

SPDC Staff

Deborah Gosney, Executive Director
Chad Neese, Senior Planner & GIS Specialist
Julie Gill, Administrative Assistant
Ann Taylor Wright (Contract Staff)

Cover Photo

Courtesy of Mecklenburg County Tourism



About the SPDC

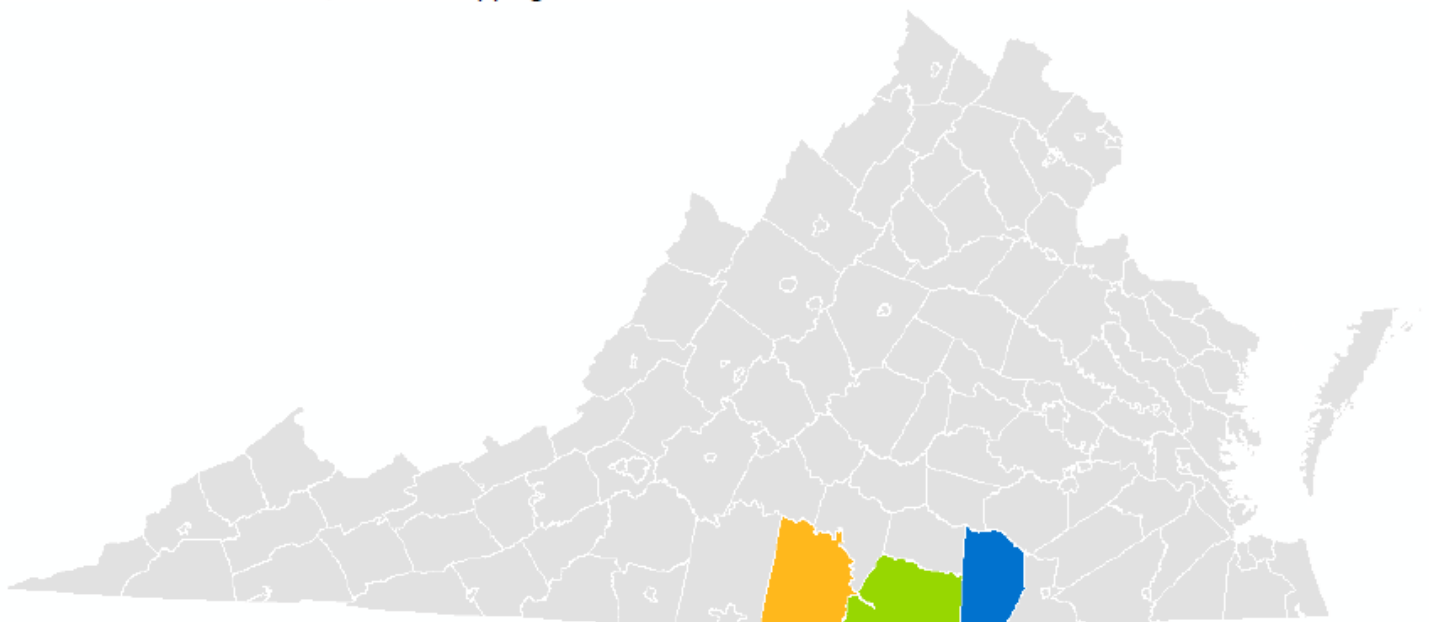
The Southside Planning District Commission (SPDC) serves the counties of Brunswick, Halifax, and Mecklenburg, and the 12 incorporated towns within them.

Mission

To promote orderly and efficient development of the physical, social, and economic elements of its region by assisting local government units in developing policies, programs, and projects which serve their individual needs and collective interests.

Services

The SPDC provides assistance to local governments and residents in the areas of community development, economic development, emergency planning, GIS and mapping, and transportation. With each area services provided can include: planning and technical assistance, grant writing and administration, identifying funding resources/opportunities, research and data collection, and GIS mapping.



Southside Planning District – By the Numbers



Total Population

80,190



Square Miles

2,078



Labor Force

36,043



Median Household Income

\$50,655



Poverty Rate

16.7%



Regional GDP

\$3,023,538,000



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Vision

The Southside Planning District will have a resilient, diverse economic base, supported by a superior quality of life that can withstand or quickly recover from shocks while aggressively targeting, and implementing actions against, elements of economic stagnation.

Introduction

There are any number of disruptions or disasters that can negatively affect our economies and lives. These can range from severe weather events to the closure of a large employer. While we cannot prevent these types of events from occurring, we can work to address the severity and duration of these disruptions by planning for and implementing measures that increase our resilience.

“If you fail to plan, you are planning to fail.”

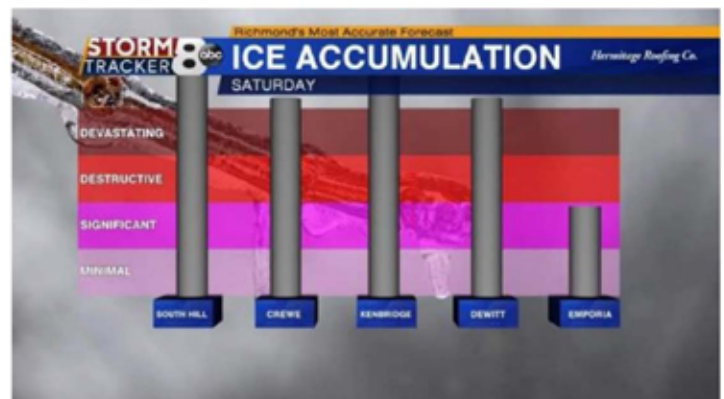
Benjamin Franklin

Like many other regions, the Southside Planning District has experienced the closing of numerous large businesses over the years resulting in negative consequences on the regional economy. Some of the larger closures include: Peebles corporate headquarters, Burlington, Russell Stover, and two state prisons.

Weather events have also caused disruptions over the years. Flooding has damaged numerous businesses, a recent ice storm resulted in extended power outages for many across the region, and severe storm events have inflicted significant damage to property and crops.



Flooding at 501/58 intersection in South Boston
Joe Chandler, Gazette-Virginian



TV graphic - Ice Accumulation beyond “Devastating” for South Hill

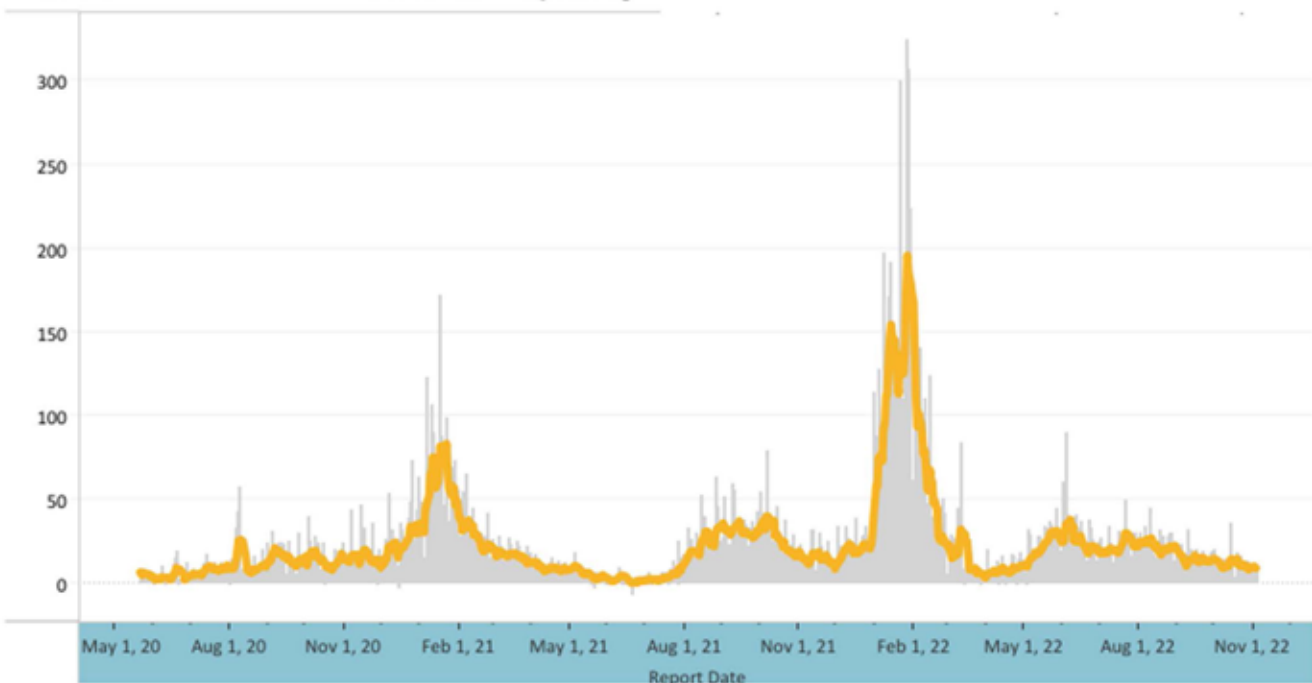
COVID-19 Pandemic

One of the most prominent examples of a recent major disruption is the COVID-19 pandemic. As of November 3, 2022, there have been over 631,000,000 million cases since the outbreak and more than 6.59 million deaths have been

reported worldwide. During the same time frame, the Southside Planning District has experienced 20,020 reported cases and 369 COVID-19 related deaths.

Number of Cases by Report Date for Southside District for All time

Number of cases by the date reported to VDH
■ New Cases ■ New Cases 7 Day Average



Source: VDH

To help combat the spread of COVID-19 numerous safety restrictions were implemented. These included but were not limited to: social distancing, wearing a mask and other personal protective equipment (PPE), the installation of plexiglass dividers in places of business, an increased emphasis on handwashing, and the use of hand sanitizer.

There were many new challenges that the pandemic created. Students, teachers, and parents had to adapt to a shift from in-person educational instruction to a virtual learning environment. Restaurants compensated for a lack of dining-in by offering curbside pickup to customers. Businesses struggled with staffing, a lack of foot-traffic, and supply-chain issues. Staffing issues were also a major concern for emergency services and utility providers. Government buildings placed restrictions on public access. Teleworking and video conferencing replaced the office and in-person meetings. Our new normal was constant change.



Resilience

The North American Development Organization (NADO) defines resilience as “the ability of a region or community to anticipate, withstand, and bounce back from any type of shock, disruption, or stressor.” Ideally, the region or community would bounce back into a better position than it started, as the previous makeup of the economic state may have been part of the reason for the failure. Those areas that are unable to recover from a shock after a moderate period of time are viewed as non-resilient or stagnant.

“Resilience is the ability of a region or community to anticipate, withstand, and bounce back from any type of shock, disruption, or stressor.”

North American Development Organization

Shocks & Stressors

Shocks and other disruptions can have an immediate impact on the regional economy. They may result from the closure or relocation of a major employer, natural disasters, man-made disasters, recessions, pandemics, or abrupt declines in key industries. Southside has seen numerous large employers close or relocate over the years; has recently dealt with numerous high winds events and a devastating ice storm; experienced a decline in the region’s traditional agriculture products and manufacturing; and like all other regions, experienced the effects of the COVID-19 pandemic.

Regional Economies Resilience from Shocks

Thrive
47%

Recover
36%

Become Stagnant
17%

A regional economy can also experience prolonged periods of economic stagnation. This occurs when an economy is either in a state of decline, stagnation, or is experiencing growth at a very slow rate. While the inability to fully recover from a shock can place stress on a regional economy and ultimately lead to economic stagnation, economic stress can also result from a buildup of numerous other factors that hold back or limit a region’s ability to develop, attract or retain businesses and talent. **Stressors** holding back or limiting economic growth could include aging or limited infrastructure, lack of educational attainment, and persistent issues with crime and violence. Examples of shocks and stressors are provided below for reference.

 Shocks  Stressors

Examples

 Fire	 Civil Unrest/Riots	 Educational Attainment	 Inequity
 Terrorism	 Health Emergency	 Lack of Housing	 Crime/violence
 Tornado	 Storms/Flooding	 Lack of Transportation	 Poor Health
 Extreme Heat	 Extreme Cold	 Limited Access to Parks	 Drought
 Infrastructure Failure	 Recession	 Aging Infrastructure	 Outdated Code
 Employment Closure		 Lack of Jobs	 Labor Force
		 Vacant Downtown	 Broadband

No region or community is immune from economic shocks, disruptions, or stressors. There are also no short-cuts or magic bullets to address economic shocks or to revitalize a stagnating economy. Results will most likely come from the implantation of a series of strategies and seeing them through over the long-term. Resiliency planning can be integrated into local and regional documents, plans, programs, and investments. The more it becomes integrated into regular functions and decision-making processes, the more resilient the region can become. This will be especially true for decisions in planning, zoning, economic development, maintenance, and infrastructure investments.

“The world we have created today as a result of our thinking thus far has problems which cannot be solved by thinking the way we thought when we created them.”

Albert Einstein

Immediately following a shock, there is actually very little that can be done. Marketing and promotional campaigns can get underway, and the use of a localities' rainy-day fund may need to occur to ensure public services remain operational. Infrastructure projects are often touted as an answer, and they can be, when utilized responsibly. Infrastructure projects should not be started just for the sake of building. The project must have lasting value and be shovel-ready. Any new infrastructure that is built will require on-going maintenance and will eventually need to be replaced. Those future costs must be considered and accounted for before starting any new infrastructure project.

In the mid- to long-term, localities responding to shocks or addressing stagnation issues have more options available to them. They include but are not limited to: Investing in human capital (education and workforce training), technical assistance programs, quality non-shovel ready infrastructure projects, amenity improvements, ensuring planning and zoning align with desired outcomes, and utilization of tax incentives (particularly at the state level).

Economic resiliency is also dependent upon a strong, diversified economy. The saying “don't put all your eggs in one basket” is quite apt in this case. Regional economies that are heavily reliant upon one industry greatly reduce their overall resiliency. In that scenario one industry can crater the regional economy. Having a diversified economy, like a diversified investment portfolio, helps spread out the risk and limit negative impacts. Economic development efforts must continually be reassessed and have a coordinated strategy to stay current with the changing economic climate.

Purpose

This plan will provide guidance on increasing resiliency through a series of strategies to be implemented at the local and/or regional level. By increasing our collective resiliency, the Southside Planning District will be better positioned against future shocks and at addressing on-going stressors.

Why a Regional Approach?

- Localities within the District share many of the same risks, hazards, and elements of potential stagnation
- Disasters and disruptions do not respect jurisdictional lines
- Economies by nature are regional
- Communities tend to be interdependent
- We can accomplish more by working together

Resiliency Strategies

GOAL #1 - INVEST IN OURSELVES

Develop, retain, and attract a motivated labor force who possess the necessary skills to compete and adapt in today's constantly changing economic environment.

Ensure the region is well positioned for future health crises while improving the overall health and safety of our residents.

Have forward thinking leadership who embrace greater collaboration, new ideas, and meaningful policies that effect positive change in our communities.

Constantly improve our infrastructure networks and public services to ensure our residents and businesses receive the dependable, high-quality, and fiscally sustainable services they deserve.

Education Actions:

Investing in education is one of the best ways to increase a region's resiliency. Our future labor force needs to bring the necessary set of skills for their chosen area of employment and possess the ability to generate new and innovative ideas. It must be noted that this will be a long-term investment, as the future labor force will need to work their way through the education system.

1. STUDENTS NEED TO BE APPROPRIATELY EDUCATED BASED ON THEIR DESIRED CAREER PATH.

Based on information reviewed for this plan, investing in education is quite possibly the best method to increasing a region's resilience. With that in mind, our region will encourage students to obtain education beyond the high school level, be it through community college programs, pursuing degrees at 4-year colleges and universities or any other opportunities that improve upon their educational standing.

- Educational attainment (diploma, certificate, degrees, etc.) will be stressed to students to ensure a well-educated, skilled, and adaptive workforce is available in the future.
- Emphasis will be placed on available credential programs to create a talent pipeline for in-demand jobs offering good wages locally without students incurring large amounts of debt.
- Schools will pursue creative means to secure teaching services for in-demand courses and programs.
- Provide career guidance in high school or earlier.

2. SCHOOL SYSTEMS SHOULD REMAIN ADAPTIVE.

- School systems should remain well positioned to educate students in-person, or remotely, as future conditions or events may warrant.

3. ESTABLISH LAB SCHOOLS THROUGHOUT THE REGION.

Southside Virginia Community College, Southern Virginia Higher Education Center, and Mecklenburg County Public Schools have all expressed interest in establishing lab school programs in our region. Lab schools provide increased access to hands-on learning to K-12 students in the areas of science and innovation.

4. SCHOOL FACILITIES NEED TO BE WELL-MAINTAINED AND SAFE.

Our students deserve to be educated in a safe, well-maintained learning environment. Schools that are unsafe or show a lack of general upkeep will also reflect poorly when attempting to attract or retain talent and future business investment.

- Elected officials shall ensure that sufficient funds are available for on-going maintenance, any required safety features, and for future capital expenditures for all our schools.

Workforce Development Actions:

A shorter-term solution to addressing resilience through educational means are workforce training programs. These programs do not require the same level of investment as K-12 and can be completed in a relatively short period of time, although resiliency benefits are slightly less when compared to investing in the overall education system.

5. EXPAND UPON EXISTING TALENT PIPELINES AND CREATE NEW ONES WHEN APPROPRIATE.

Local talent pipelines need to be created and/or expanded to meet existing and anticipated talent gaps. The FastForward Credential Program offered through community colleges state-wide, and specifically SVCC locally, helps address this issue by offering a variety of workforce training programs with courses lasting 6-12 weeks. Local programs include: Truck Driving, Diesel Technician, Nurse Aide, Power Line Worker, Phlebotomy, Welding, HVAC, Solar, Massage Therapy, and Remote Pilot Airman. Another program of note is the Center for Information Technology Excellence (CITE) offered through the Lake Country Advanced Knowledge Center in South Hill. This program helps prepare students for IT careers, including the new jobs being created by the construction of numerous Microsoft data centers throughout Mecklenburg County.



- Engagement between educational institutions and employers is needed to build upon existing efforts and to create new training opportunities.

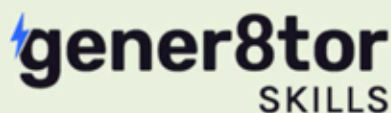
6. BETTER PROMOTE AND MARKET WORKFORCE TRAINING OPPORTUNITIES.

- Ensure that workforce training programs and opportunities are promoted through a variety of outreach efforts to increase the chances of connecting with different segments of the population.

Resiliency in Action!

gener8tor Skills Accelerator South Virginia

Offered through the SOVA Innovation Hub in South Boston, the gener8tor Skills Accelerator program addresses critical customer service and sales skills. It's a free 5-week training program that is virtual, self-paced, and provides one-on-one support. An interview component is also part of the curriculum. The gener8tor Skills Accelerator South Virginia program is made possible through a partnership including gener8tor Skills, Microsoft, and the SOVA Innovation Hub.



Health and Wellness Actions:

Healthy populations are more resilient populations. While there are a lot of exercise and outdoor recreation opportunities throughout the region, many require the use of a vehicle to access them due to how far away they are from residential areas. This obviously presents barriers to disadvantaged populations and those not old enough to drive. This isolation from recreation, coupled with poor diets, can contribute to any number of harmful health conditions.

In addition to regular health issues, the recent COVID-19 pandemic changed everything, including how we learned, worked, shopped, and gathered. However, we were resilient in that we still managed to adapt to what felt like a constantly changing environment. The lessons learned from 2020 will be especially important in dealing with future health crises or other similar disruptions.

7. ENSURE COUNTY EMERGENCY OPERATIONS PLANS ARE REVIEWED AND UPDATED ON A REGULAR BASIS.

Emergency Operation Plans (EOPs) need to be reviewed and updated on a regular basis to ensure an effective response to any emergency event.

- EOPs for each County will be reviewed in full and updated every 4 years.
- Updated departmental/agency contact information, as well as requested amendments, will be addressed on an annual basis.
- Emergency Service Coordinators will conduct EOP training and exercises as warranted.

8. PURSUE GRANT FUNDING FOR NEEDED SAFETY EQUIPMENT AND TRAINING FOR EMERGENCY SERVICES.

Emergency personnel need to have appropriate safety equipment to work with and have access to emergency training programs. Facilities utilized as emergency shelters need to be properly outfitted to accommodate residents during times of need.

- Grant funding will be pursued to address the needs of emergency service personnel and facilities.

9. COMPLETE ACTIONS IDENTIFIED IN THE REGIONAL HAZARD MITIGATION PLAN.

Updated in 2020, the Regional Hazard Mitigation Plan identifies actions that each locality can take to reduce or eliminate long-term risk to human life and property from various natural hazards. Localities provide status reports during annual meetings concerning successes or struggles as it relates to implementation of their identified hazard mitigation actions.

- Continue to encourage and support localities and the service authorities to complete actions identified in the Regional Hazard Mitigation Plan.

Resiliency in Action!

Riverdale Flood Mitigation Project

The Riverdale area of South Boston has experienced an average of 3 flood events per year since 1989, resulting in not only US 501 being closed numerous times, but the commercial properties along this corridor also sustaining flood damage. Due to the repetitive nature of the flooding events, the Town of South Boston pursued and has been awarded grant funds to acquire the 14 commercial properties affected, demolish all improvements on the properties, and return the land to protected open space, thus limiting the negative impact of future flood events. Negotiations are currently underway with property owners to purchase the properties subject to flooding.



10. INCREASE ACCESS TO EXERCISE AND RECREATIONAL FACILITIES.

According to the County Health Rankings produced by the University of Wisconsin Population Health Institute, large segments of our regional population are lacking access to exercise opportunities, identify as being physically inactive, and have been deemed to be obese.

- Towns need to ensure that all residents are within easy walking distance (10-minute walk or less) to a park, trail, or other recreation facility. The routes to these facilities must also be safe.
- Counties that currently do not have a Parks and Recreation Department need to consider adding one and implementing a variety of programs for residents of all ages.

Resiliency in Action!

New Trails Open to the Public



With many businesses closing or greatly restricting access during the pandemic, people looked to outdoor recreation as a form of entertainment. As timing would have it, the Tobacco Heritage Trail was able to open two new sections of multi-use trail during the pandemic. The South Boston area saw 1.3 miles of new trail opened in August of 2020. The Trail begins at Cotton Mill Park and thanks to the new addition stretches nearly 4 miles to the west. The Town of Alberta opened its first trail segment to the public in the fall of 2021. This 0.6 mile trail connects Alberta School Park with the downtown area.

11. OUR COMMUNITIES NEED TO BECOME MORE WALKABLE AND BICYCLE FRIENDLY.

Walking is not only an excellent form of exercise, it represents our oldest and most basic form of transportation. Pedestrian infrastructure and safety needs must be prioritized to create more walkable communities. Riding a bicycle is another form of healthy transportation, unfortunately, there are few actual bicycle accommodations throughout the region beyond off-road trails.

- Review and update zoning and subdivision ordinances to require new development, and redevelopment, to include pedestrian facilities as warranted.
- Existing pedestrian facilities must be safe, well maintained, accommodating, and create a well-connected network.
- Identified bicycle routes on roadways of sufficient lane width should be reworked to accommodate bike lanes whenever possible. Such changes could easily be accomplished during scheduled repaving projects.
- Provide and/or encourage the placement of bike racks at public buildings, public parking lots, restaurants, retail shops, and other places of interest.

“Observing that few people bike in a place without a good bike network is like saying that you don’t need a bridge because nobody is swimming the river.”

Jeff Speck, *Walkable City Rules*

12. TOUT THE BENEFITS OF A HEALTHY DIET AND EXERCISE.

Efforts need to continue which encourage residents to make better choices when it comes to their diets and exercise. Even though past campaigns may not have been as successful as everyone would like, we need to collectively keep pushing the message.

- Health care providers and community stakeholders should coordinate to help expand outreach efforts on health messaging.
- Involvement by localities could include joining and/or utilizing resources from the Healthy Eating Active Living (HEAL) Cities & Towns Campaign, sharing materials from local health providers, or other similar initiatives.

Resiliency in Action!

Virginia Quilting & VCU Health Community Memorial Hospital



Virginia Quilting had been idled by the pandemic and VCU Health Community Memorial Hospital was having supply chain issues. The hospital contacted Virginia Quilting and learned that they had a large supply of polypropylene. Virginia Quilting was able to recall their idled staff, retool the shop, and start producing thousands of masks for the hospital. A few weeks later, they were able to collaborate again and produce much needed gowns that were moisture repellant and reusable.

13. ENCOURAGE HEALTH FACILITIES TO CREATE MEDICAL SUPPLY STOCKPILES.

One of the many challenges during the pandemic was the availability of in-demand medical supplies. To help protect against future supply-chain issues, or to at least buy additional time to secure needed supplies through alternative means, creating medical supply stockpiles is encouraged.

Resiliency in Action!

SPDC COVID-19 Information Hub

The SPDC created a [COVID-19 Information Hub](#) for use by the public during the pandemic. The hub includes data at the regional and county level on total cases, new cases within the last 14 days, deaths, percentage of population vaccinated, unemployment rates, new unemployment claims, and local sales tax revenue. Additionally, the hub provided an overview of COVID-19 symptoms, how to protect yourself and others, testing site locations, and other similar resources.



Leadership Actions:

Our region must have leaders who are forward thinking and work to effect positive change within all our communities. This can only be achieved by working together and embracing new ideas and opportunities.

14. ENGAGE WITH AND DEVELOP OUR NEXT GENERATION OF LEADERS.

Having programs that actively engage with and develop our next generation of local leaders is critical. Our region needs to not only keep our best and brightest but needs to ensure that they are provided with the skills necessary to take on leadership roles within our communities. The Halifax County Chamber of Commerce has their HYPE (Halifax Young Professionals & Entrepreneurs) program that focuses on community service,

networking, and mentorship opportunities. A similar organization in the eastern portion of the Southside Planning District is the Lake Country Young Professionals.

- Continue to support and market the opportunities available to young professionals.

15. MOVE AWAY FROM THE “WE’VE ALWAYS DONE IT THAT WAY” MENTALITY.

Have forward thinking leadership across the region that are open to new and creative ideas and that embrace change. The “we’ve always done it that way” mentality may be a contributing factor for existing economic resiliency issues.

Resiliency in Action!

Leadership Halifax County



Since 1989, the Halifax County Chamber of Commerce has graduated over 300 individuals from their Leadership Halifax County program. Participants develop their leadership skills through a series of training activities, tours, and conversations with local recognized leaders. These newfound skills can then be applied by the participants at their place of employment and on various community boards, commissions, or councils if they choose to serve in that capacity.

Infrastructure and Public Services

It is of great importance that the region has dependable, high-quality infrastructure and public services for our residents and businesses. High marks in these areas allow us to better position ourselves to compete in today’s economic market. We also need to ensure that our infrastructure and public services remain functional during shocks and other events.

16. BUILD OUT BROADBAND

Realtors have remarked that broadband availability is the new number one question that they are now asked when meeting with clients. It has clearly shifted from an amenity to a necessity.

- Ensure broadband is built out to achieve universal coverage throughout the District.

Resiliency in Action!

Regional Universal Fiber Broadband Project

In 2021 the Southside Planning District Commission coordinated with the counties of Brunswick, Charlotte, Halifax, and Mecklenburg and EMPOWER Broadband on a VATI grant application through DHCD for universal fiber broadband coverage for the region. The project was awarded \$69,431,635 that was leveraged with \$84,677,555 in matching funds for a total project cost of \$154,109,190. Construction started in 2022, with 1,842 miles of new fiber to be installed with a reach of service 16,971 units, including businesses, community facilities, and homes.



17. DEVELOP AND ADOPT CONTINUITY OF OPERATIONS PLANS

The SPDC is currently working with the counties of Brunswick, Halifax, and Mecklenburg to draft Continuity of Operation Plans (COOP). These plans establish a hierarchy of leadership and prioritize which public services must be maintained or restored as soon as possible in the event of any shock or disruption through a tiered system.

- Localities are encouraged to develop and adopt a COOP.

18. INSTALL BACKUP POWER SOURCES AT ALL CRITICAL FACILITIES

All critical facilities within our District need to remain operational. Examples include but are not limited to: hospitals and other medical facilities; emergency services facilities, including emergency shelters; water/sewer infrastructure; grocery stores and other retailers selling food and/or other necessities; etc.

- Ensure critical facilities have backup power systems in place or are actively pursuing them.

Resiliency Strategies

GOAL #2 - CREATE COMMUNITIES OF CHOICE

Tirelessly work to improve the region's quality of life through incremental change that results in the area becoming known as a premier place to live, work, and play.

Main Street and Downtown Actions:

People are attracted to vibrant, bustling, and engaging downtowns and main streets. The variety of shopping, dining, art, culture, housing, and unique places to gather or just experience, help create a sense of place that people like to seek out, be they tourists or residents. Great main streets and downtowns don't just happen; they must be properly planned for. Physical improvements and amenities alone do not generate economic development. However, they can play a role in supporting various industries or types of development sought by localities.

19. ACTIVATE THE PUBLIC REALM.

The public realm includes all publicly-owned sections of the built environment, including: streets, sidewalks, parks, town squares, open spaces, etc. These spaces should be designed in a manner that makes them accessible by everyone, allow for appropriate levels of activities and events, and be aesthetically pleasing so as to be places where people actively want to gather or frequent.

- Ensure the public realm is accessible to all, safe for pedestrian activity, well landscaped, contains appropriate street trees, and includes appropriate wayfinding signage.
- Public art should be actively pursued, examples could include working with local artists on a mural program and working with transportation officials to have traffic signal boxes wrapped with pre-approved art. The [traffic signal box art program utilized in Athens, OH](#) is a good starting point.



Traffic signal box – Woodstock, VA
Image capture: Aug 2022 © 2022 Google



Traffic signal box – Woodstock, VA
Image capture: Oct 2021 © 2022 Google



Historic sign restoration – New Market, VA

- Pursue grants funds to further enhance downtown revitalization efforts.
- Offer façade enhancement grants to Main Street and Downtown property owners, include signage that meets certain aesthetic criteria.

- Work with local historians or other interested parties to start guided downtown walking tours that highlight historic buildings, architectural features, and former residents, businesses, and stories of note.
- Construct pocket parks, or even parklets, to help create unique and interesting spaces for people to gather and enjoy.

20. PRIORITIZE PEOPLE OVER VEHICLES.

Main streets and downtowns need to prioritize people over vehicles if they want an active and vibrant atmosphere. Downtowns do not need car washes, vehicle dealerships, gas stations, auto service and repair shops, drive-thru options, or similar automobile-intense uses. These land uses are more appropriate in other locations of the community. Removing these land uses from the zoning ordinance for downtown areas would still allow existing uses to continue operating as normal as legal non-conforming, thus grandfathering them in.

- Enhance existing crosswalks to increase visibility and safety for pedestrians.
- Remove vehicle-oriented land uses and drive-thrus from the zoning ordinance in downtown areas. Drive-thru alternatives could include using on-street and/or off-street parking for customer pick-up service, fast-food restaurants are offering this already and was utilized by other businesses during the pandemic.
- Implement traffic calming measures in downtowns and other areas as appropriate.



Traffic calming at crosswalk in Gordonsville, VA

Image capture: Aug 2022 © 2022 Google

21. ENSURE ZONING REGULATIONS ARE FORMING THE DOWNTOWN THE COMMUNITY WANTS.

Localities should review their zoning and subdivision regulations to ensure that the visions the community has created through the Comprehensive Plan process is achievable.

- Establish a maximum front setback line so that downtown buildings form a uniform look and feel.
- Require any off-street parking be provided behind buildings. Existing parking areas not behind buildings should be well landscaped along the perimeter to enhance aesthetics.
- Institute parking waivers, shared parking agreements, reducing existing parking requirements, or eliminating parking requirements.
- Ensure that an appropriate mix of commercial and residential uses are available.
- Encourage small-scale manufacturing in downtown areas that not only possess export potential, but that are also of local interest. Examples include: artisan studios, 3D printing, artisan food products, handcrafted merchandise, craft beer brewing, coffee roasters, etc.

22. IMPLEMENT EXISTING DOWNTOWN INITIATIVES, THEN CREATE MORE.

In many cases, recommendations and strategies have previously been identified for improvements to the main street and/or downtown areas.

- Implement existing recommendations and strategies from Comprehensive Plans, the 2020-2025 Comprehensive Economic Development Strategy (CEDS), the Regional Downtown Development Strategy for Southside Virginia, the Halifax County Strategic Plan, and any other similar planning documents.
- Consider joining the Main Street program.

23. INSTALL ELECTRIC VEHICLE CHARGING STATIONS IN DOWNTOWN PARKING AREAS.

Downtowns are walkable, contain a variety of local shops and restaurants, are full of historic and interesting architecture, and provide those unique experiences travelers are looking for while their vehicles are charging. This is an opportunity to pull tourists back to the downtown areas and away from the sprawling, unwalkable corridors, and easily forgettable interstate corridors.

- Work with electric providers and EV charging companies to properly site and install EV charging stations in downtown parking areas.

24. INVEST IN MORE CO-WORKING SPACES.

The response to the co-working space available in the SOVA Innovation Hub in South Boston has been incredible. Having similar co-working spaces throughout the region may prove beneficial for those looking for a turnkey experience to support their work requirements.

- Consider planning for and creating additional co-working spaces throughout the region.

Housing Actions:

Housing is an issue shared throughout the region. It is important to break away from the traditional suburban zoning regulations that are still prevalent in many zoning and subdivision ordinances today. These largely segregate housing types from each other and place unnecessary and arbitrary barriers in the way of productive, walkable, and much needed affordable housing developments.

25. IMPLEMENT RECOMMENDATIONS FROM THE SPDC REGIONAL HOUSING MARKET ANALYSIS.

The SPDC has partnered with the Virginia Center for Housing Research at Virginia Tech and Housing Forward Virginia to collect and analyze data, identify needs and opportunities, and develop strategies for local and regional implementation. While planning efforts for this initiative are still underway, it is of paramount importance that recommendations from the plan are implemented at the appropriate levels of government throughout the region.

- Upon completion, implement recommendations from the SPDC Regional Housing Market Analysis.

26. INCREASE ACCESS TO MORE HOUSING OPTIONS IN MORE ZONING DISTRICTS.

A diversity of housing options is needed by-right in more zoning districts. Increasing access to accessory dwelling units, duplexes, triplexes, townhouses, courtyard homes, condos, etc. can help find the “missing middle” housing in our region. These housing types can provide a more acceptable “discreet density” throughout our communities. In this context discreet density means allowing a few additional housing units here and there that do not generally deviate much from the existing characteristics of the neighborhood.

- Consider allowing for the next highest residential use by-right in each zoning district. For example, if a district only permits detached single-family dwellings amend it to also allow duplexes.
- Requiring special use permits that trigger public hearings is where needed housing developments go to die. Ensure residential uses are permitted by-right in appropriate zoning districts and keep special use permits for housing to a minimum.

- Consider creating an Accessory Dwelling Unit (ADU) ordinance, with possible options including detached, attached, and/or interior units.
- Mix affordable housing units with market rate units in developments. This helps affordable units better blend into the community and reduces them from becoming largely concentrated in certain areas. Consider density bonuses for developers to include them in future developments.



Examples of Pre-Approved Stacked Duplexes for Neighborhood Infill in South Bend, IN.

Recreation Actions:

While many recreational opportunities abound in our region, we need to continuously take stock in what we have versus what our residents or future residents may be interested in. Many recreation programs and opportunities are not only beneficial from a physical standpoint to help improve our collective health, but many can also provide that social aspect that people are looking for as well.

27. “START A KICKBALL LEAGUE”.

If the region is serious about keeping young folks in the area or becoming a more attractive place to recruit talent to, then kickball leagues and other similar activities need to be considered by local governments and/or their Parks and Recreation Departments. These are the fun and socially interactive programs people are looking for and want to participate in.

- Start new recreation opportunities that appeal to all age groups, but specifically to the 25-44 age group.
- Establish or further empower Parks and Recreation Departments to organize public events, sports leagues, and other community activities.

28. CAPITALIZE ON OUTDOOR RECREATION.

Our region is home to an abundance of outdoor activities, ranging from trails, to water features, to ball fields. As these are considered strengths, capitalizing on their economic potential will be key.

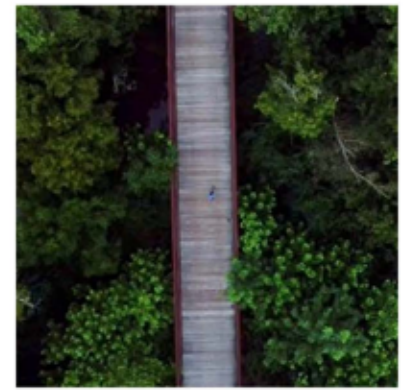
- Increase investments in tourism for advertising efforts in known markets that generate positive ROI.
- Ensure zoning regulations allow for businesses that capitalize on outdoor activities and reduce their barriers to entry. Examples include: outfitters, bike shops, camping, etc.



29. CONNECT THE TOBACCO HERITAGE TRAIL.

The Tobacco Heritage Trail is a mostly off-road multi-use trail that runs the full length of the Southside Planning District and through two counties outside our District. Numerous sections of the trail have been developed over the years but they are mostly short segments that lack connectivity.

- Continue expanding the Tobacco Heritage Trail to increase connectivity between towns and other trail networks.
- Implement recommendations and construct priority segments identified in the Tobacco Heritage Trail Master Plan once complete.



Aerial view of bridge on THT in Boynton

Resiliency in Action!



The Tobacco Heritage Trail is a “Priority Trail”

During 2022 the Commonwealth Transportation Board identified five trail networks across the state as “Priority Trails.” The Tobacco Heritage Trail was selected as one of the five, meaning that it will receive up to \$1 million worth of pre-scoping services for future trail projects. The results of the pre-scoping services will be provided to the CTB for consideration of further allocations for right-of-way acquisition and/or construction.

Community and Economic Development Actions:

As a region, we need to put our best foot forward when it comes to how our communities look, the amenities and experiences that are provided, and the stories that are shared with the world.

30. ACTIVELY ADDRESS DERELICT PROPERTIES.

Like other regions, ours is home to numerous properties and structures that have become derelict. This not only includes abandoned buildings but also properties that have become overgrown with vegetation or have become a collection point for inoperable vehicles and other junk.

- Adopt ordinances and establish programs to actively address derelict properties and structures.

Resiliency in Action!



Photo credit: Cedric Stovall

Chase City Takes Steps to Address Derelict Properties

The Town of Chase City recently took steps to address derelict properties within their community. In the Town’s 2021-22 Budget, \$20,000 was allocated for the demolition of dilapidated and abandoned buildings. They have further amended their code to require that all land be kept free of junk, trash, debris, or more than one inoperative vehicle. Failure to do so can lead to its removal, after proper notification, with the property owner being billed for the work.

31. DO THE BIGGEST LITTLE THING TO IMPROVE THE COMMUNITY, THEN DO IT AGAIN THE NEXT DAY.

If grass and weeds are tall, mow them. If the sidewalk is cracked, fix it. Addressing items such as these do not need to be debated or require special approval, they are things that can be addressed through daily operations.

- Address maintenance and/or code issues as they are identified and set the tone for the rest of the community by keeping publicly maintained areas in pristine condition.

32. UTILIZE EXISTING COMMUNITY PROGRAMS AND CREATE NEW ONES TO FILL ANY GAPS.

There are numerous community focused programs throughout the region (ChangeX, Dan River Region Community Foundation, Better Block, façade enhancement grants, etc.) that should be utilized to effort positive change in our region. When gaps are identified in programming efforts, create new ones.

- Maximize existing community programs for the benefit of the community and create new ones to address any gaps (start/expand a community foundation to benefit the counties of Brunswick and Mecklenburg).

33. SOLVE THE DAY CARE ISSUE.

The region is in need of affordable day care options. This will be key in helping attract and/or retain talent.

- Partnerships and collaborations between localities, non-profit organizations, and businesses are needed to help provide more affordable day care opportunities throughout the region.

34. ENSURE ACCESS TO CAPITAL.

Ensuring that businesses have access to capital is key, especially for small businesses in rural areas.

- Promote existing opportunities to access capital while exploring new and creative options for the future.

35. CONTINUE TO PROMOTE AND EXPAND OPPORTUNITIES FOR ARTS AND CULTURAL EXPERIENCES.

The region is full of talented artisans and rich in culture, additional opportunities to share these talents and experiences with the public is needed.

- Find additional opportunities for arts and cultural experiences through existing facilities and programs while actively working to create new ones (i.e. Artisan Trail).

36. BECOME BETTER STORYTELLERS.

Our region has much to celebrate. We should make it a priority to ensure that these positive stories of success are being shared within our region and beyond.

- Share more positive stories of change and accomplishment.

Resiliency in Action!

Chambers in Action



To help support local businesses during the COVID-19 pandemic, the Chambers in Action program was created through collaboration between the Mecklenburg County Tourism Office, South Hill Chamber of Commerce, Chase City Chamber of Commerce, and the Clarksville Chamber of Commerce. The program utilized a special gift card that matched purchases dollar-for-dollar that helped provide much needed revenue for the local businesses during their time of need. In total, over \$1 million was distributed to help local businesses in Mecklenburg County.

Resiliency Strategies

GOAL #3 – GROW SMARTER AND MORE SUSTAINABLE.

Reduce barriers faced by new businesses and developments through incremental change.

Prioritize and encourage development that utilizes our existing infrastructure networks over projects that require costly infrastructure extensions.

Have localities develop and utilize a cost benefit analysis model to learn which types of developments are the best investments for their taxpayers over the long-term.

Land Use Actions:

Our region needs to ensure we're moving away from arbitrary regulations and unproductive land uses and towards a more productive and sustainable model. For example, every locality has businesses or other facilities with large parking lots that are never full. Unfortunately, all those unused parking spaces exist simply because they are required by the zoning ordinance, not because the business or land use actually needs that many spaces. These extra spaces then add unnecessary upfront costs to the developer, create more stormwater that must be addressed, provide far less in tax revenue than literally any other use, become a long-term liability to the property owner through on-going maintenance costs, and they occupy valuable land that could be put to far more productive use.

37. EVERY HOUSING UNIT HAS THE POTENTIAL TO BE A BUSINESS.

Amend zoning ordinances to allow home based businesses to operate by-right anywhere a residential use is permitted. This is a great way to help new businesses get started with minimal upfront investment. The locality benefits directly through an increase in business license fees collected, the creation of new jobs, and the potential for those businesses to not only grow in the future, but to remain local, fill a storefront, and hire local people.

- Amend zoning ordinances to allow home-based businesses in all residential units by-right.

38. REDUCE OR ELIMINATE MINIMUM PARKING REQUIREMENTS.

Parking requirements need to be brought back down to a reasonable level to help stimulate economic investment. Developers and business owners are keenly aware of what level of parking is needed for their project to be successful; more so than the completely arbitrary parking standards found in typical zoning ordinances. Other options to consider include downtown parking waivers, shared parking agreements, or switching from parking minimums to parking maximums.

- Review and amend zoning ordinances to reduce, eliminate, or provide flexibility as it relates to minimum parking requirements.



Example of a mostly empty parking lot at a big box retailer. Notice that the business has determined their unused parking spaces at either end of the parking lot and along the roadway are more beneficial as storage space for materials than for customer parking.

39. DO THE MATH ON ALL DEVELOPMENT PROPOSALS TO DETERMINE FISCAL SUSTAINABILITY.

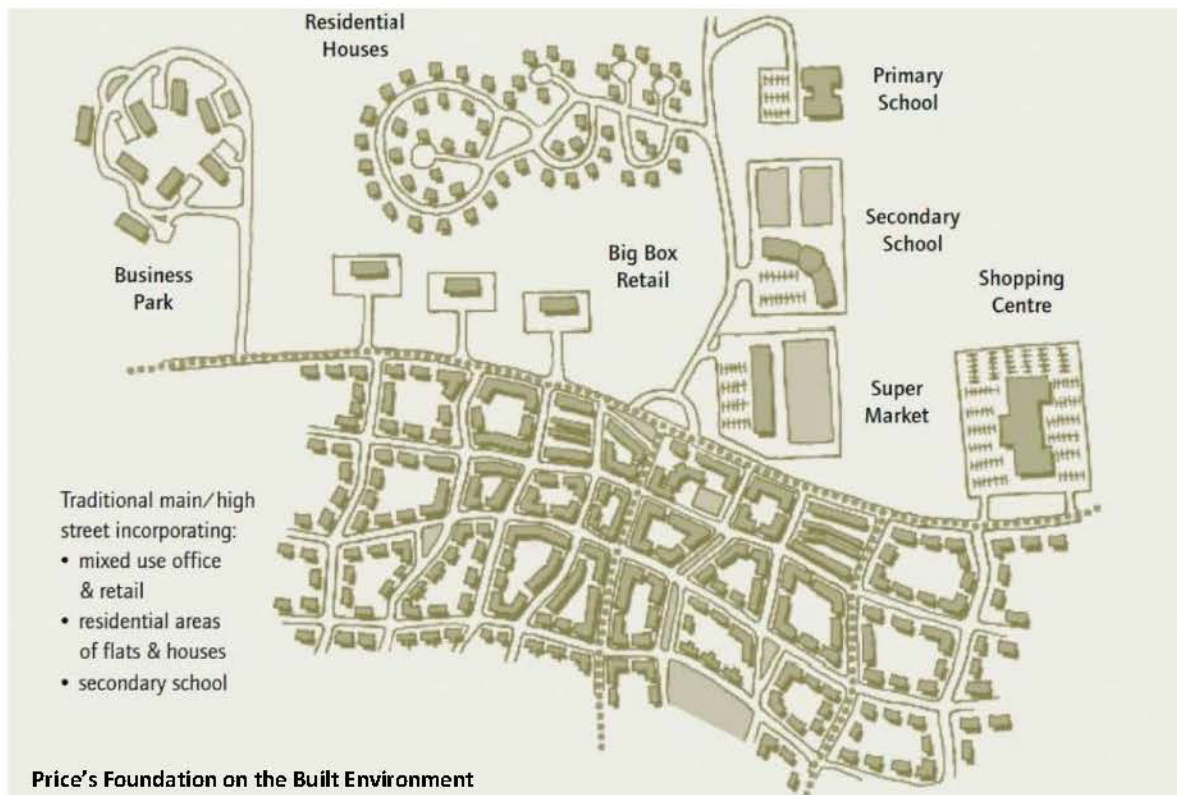
Localities should conduct a cost-benefit analysis on all development proposals. This would allow localities to better gauge not only anticipated revenues, but to also factor in new costs and obligations that the development is creating for the locality. This could include on-going maintenance (and eventual replacement) of roads, sidewalks, stormwater structures, and water/sewer infrastructure (pipes, fire hydrants, pump stations, etc.), as well as consideration of the services being extended or made available to the new development (police, trash collection, schools, etc.). An example of this is the [fiscal analysis model](#) used by the City of Fate, TX.

- Create and implement cost-benefit analysis on development proposals to determine if they will provide the locality with fiscal sustainability or if they will be a financial burden to taxpayers over the long-term.

40. FOCUS ON EFFICIENT LAND USE PATTERNS FOR NEW DEVELOPMENT, NOT SPRAWL

Inefficient land use patterns (sprawl) are generally low-density residential development; separate land uses and housing types into distinct zoning districts; lack a thriving and active downtown as businesses are mainly focused on the edge of town; lack road connectivity; and generally have poor pedestrian access. Conversely, traditional land use development patterns mix land uses and housing types within zoning districts; create a better environment for business activity in the locality's core as opposed to the edge of town; and has a connected network of streets; and creates the opportunity for a walkable community.

- Ensure zoning and subdivision regulations encourage efficient land use patterns.



Inefficient land use patterns (sprawl) are shown on the top half of the above graphic, while efficient land use patterns (traditional) are shown on the bottom half.

Economic Development Actions:

As our region moves forward it's important to keep building upon the strong working relationships in place and ensure that economic development efforts are supporting community building efforts.

41. SUPPORT CLUSTERING OF BUSINESSES, ESPECIALLY THOSE UNIQUE TO OUR REGION.

An example of clustering unique to our region would be the auto racing related businesses at the Virginia Motorsports Technology Park and VIR. Policies that help with the grouping of interconnected businesses in geographic proximity to one another can help drive innovation through the exchanging of ideas.

- Support clustering policies for complementary and interconnected businesses.

42. INCENTIVIZE DEVELOPMENT IN AREAS WHERE INFRASTRUCTURE ALREADY EXISTS.

Infrastructure is expensive to build, maintain, and eventually replace. Efforts should be made to better utilize the infrastructure we have already built before building new infrastructure and expanding on the edges of our communities.

- Find ways to better utilize our existing infrastructure networks to accommodate development before adding new and costly roads and pipes at the edges of our communities.

43. MICROBUSINESSES CAN MAKE A BIG DIFFERENCE WHEN YOU ADD THEM UP.

With universal broadband being installed throughout the District, more residents than ever will have opportunities to pursue a microbusiness. Microbusinesses generally consist of less than 10 employees and maintain an active website. Research suggests that adding one microbusiness per 100 people adds \$485 to household income and reduces the unemployment rate by 0.05%. These are the businesses that not only showed resilience during the pandemic but in many cases thrived.

- Support microbusinesses through increased access to broadband, skills training, and access to capital.

44. MAXIMIZE COLLABORATIONS AND PARTNERSHIPS.

We can accomplish more together, especially when faced with limited staff and funds. Taking advantage of regional collaborations and partnerships is key to effecting positive economic change in our District.

- Continue to support, participate in, and effect positive economic change through regional partnerships, including: GO Virginia, Southern Virginia Regional Alliance, Virginia's Growth Alliance, Virginia Economic Development Partnership, our local IDA's, Longwood Small Business Development Center, and the Lake Country Development Corporation.

45. ACTIVELY ENCOURAGE BUSINESSES TO UTILIZE TECHNICAL ASSISTANCE

Ensure that those looking to start a business or those already in operation have access to technical assistance that meets their needs. This could range from developing a business plan, to enhancing digital and online skills, to the creation of a succession plan. These are opt-in services, meaning that we need to get the business interested in the services, and the realized benefit will largely be based on how much effort the business puts into the various areas of assistance provided to them.

- Encourage businesses to take advantage of any and all technical assistance programs, especially those offered by the Small Business Development Center and the RISE Collaborative.



46. MAKE SURE THE USE OF LOCAL INCENTIVES MAKES SENSE.

The most important thing is getting the new business to locate within the region, not which locality within the region lands it. Any undercutting by one locality against another through local tax incentives only serves to hurt the regional economy at that point. It cannot be forgotten that local taxes are the cost of doing business for everyone. They pay for our infrastructure, law enforcement, schools, parks, and many other things that residents, businesses, and employees will all utilize. When infrastructure isn't properly maintained or programs are cut due to a lack of funding, our overall quality of life is lessened.

- Ensure local incentives are only utilized when it makes sense and that they will not negatively impact a locality's ability to provide services or maintain infrastructure.

“Tax incentives offered by a local government will have an effect on regional business activity only if they result in attracting business activity to the region that would not otherwise have located there.”

Wolman, Harold, et al. *Coping with Adversity: Regional Economic Resilience and Public Policy*

47. SHOPPING LOCAL IS BETTER FOR THE WHOLE COMMUNITY

Shopping at locally owned businesses really does make a difference. These businesses tend to hire locals, buy more of their supplies from other local businesses, and the revenue that is generated by the business stays in the local economy longer. They also have stronger ties to the community and tend to become more involved in local civic organizations.

- Continue and/or expand campaigns and marketing efforts encouraging residents to “Shop Local”.

Infrastructure and Public Service Actions:

We need to be mindful that our localities are not going into “soft default”. Unlike traditional default, soft default is where maintenance or replacement of public infrastructure and facilities is continually deferred because we simply can’t afford to maintain or replace what we already have. A good article outlining this concept is [“The More We Grow, the Poorer We Become”](#) by Charles Marohn.

To help combat soft default, we need to strive for increased efficiencies throughout services offered and ensure fiscal sustainability in user fees and tax rates. This is not a call for higher user fees or higher taxes. We simply need to ensure we have established the right user fees and tax rates to achieve fiscal sustainability.

48. CREATE EFFICIENCIES AND ADDRESS FISCAL SUSTAINABILITY WITHIN PUBLIC SERVICES.

Localities and service authorities are encouraged to continuously find efficiencies within their systems and to ensure that appropriate rate structures are in place to provide for long-term fiscal sustainability.

- Explore and take steps to increase efficiencies within public services. This could include converting from manual read water meters to Smart Meters, providing online permitting, leveraging GIS to address zoning questions, etc.
- Review existing water/sewer rates to ensure adequate funding is being generated to address future capital projects (water tanks, pump stations, pipe relining/replacement, generators, etc.) and that large volume users are not receiving a discounted rate that is effectively subsidized by the low volume users.
- Review existing tax rates to ensure adequate funding is being generated to address future capital projects, provide quality public services, and to properly maintain publicly owned facilities.

Resiliency in Action!

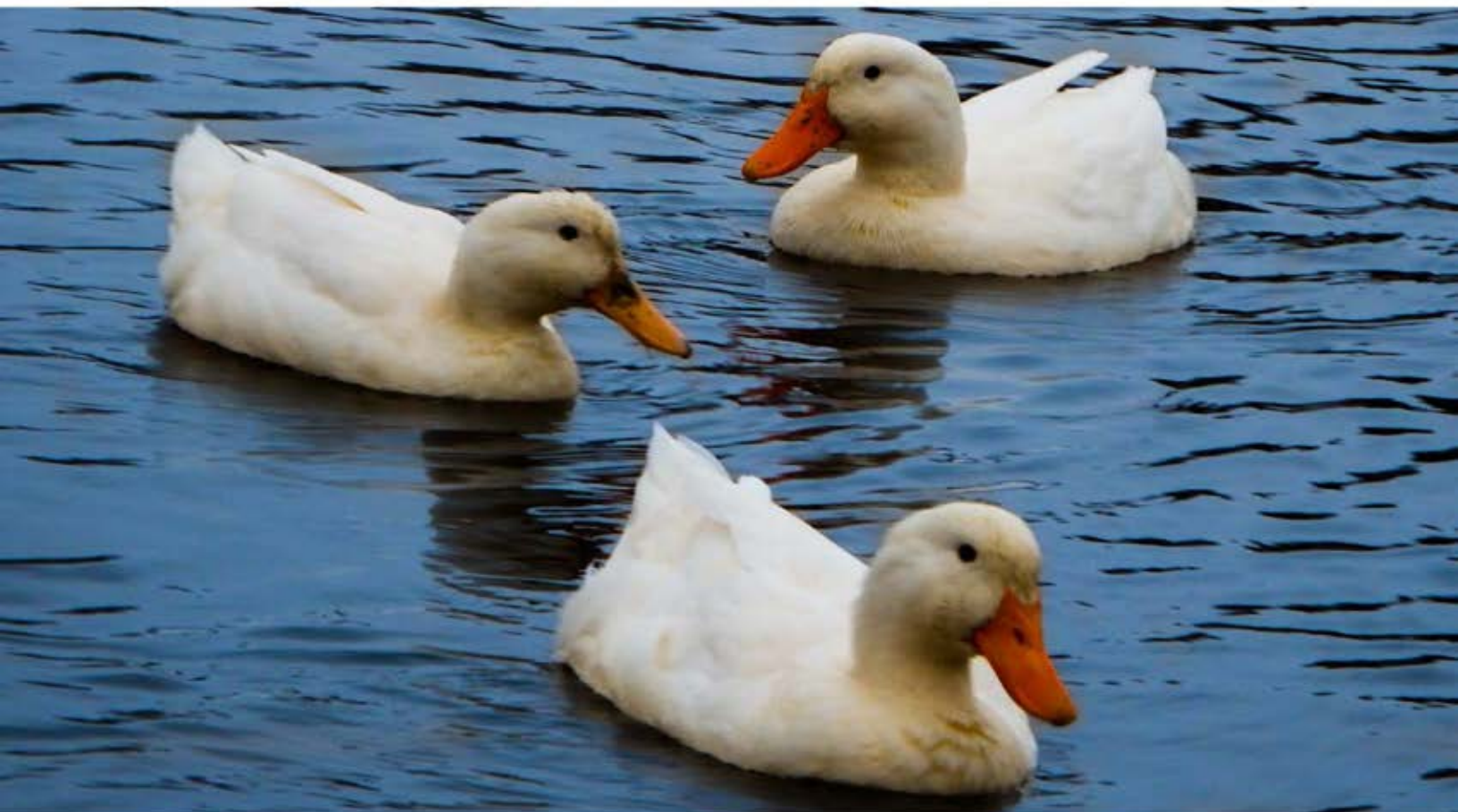
Smart Meters



The Town of Chase City recently invested in Smart Meters, replacing all their old water meters that had to be manually read. The software accompanying the meters can automatically flag water usage outside of normal usage ranges or the constant flow of water, both of which help with early leak detection. In the past leaks could have gone for up to a month undetected, resulting in not only increased water loss but damage to structures. The change has been dramatic, as the Town used to spend approximately 4 ½ days manually reading meters, entering the handwritten readings into computer software, and generating and mailing water bills. With the new Smart Meters the whole process has been cut down to 1 day. Staff can now allocate that saved time to other projects and tasks throughout the Town.

Planning Process

The following planning process was followed by the SPDC and CEDS Committee during the creation of this plan.









Resiliency Indicators

In order to plan for resiliency and monitor how actions or other investments impact the region going forward, numerous data points need to be collected and analyzed. In reviewing studies and literature on the matter, there doesn't appear to be a definitive list nor agreement on how significant each element is to a region's resiliency. Because of this, the following data points were chosen as they are the most relatable and pertinent for this region. The tables are not intended to show if the region is resilient or not, rather if the data is trending towards or away from resiliency.












Demographics & Mobility

Variable		Measure	10-Year Snapshot	Notes
Total Population		Total population of the District	-6.0%	Larger populations represent more opportunities for new ideas.
Age 25-44		% of population age 25-44	-6.0%	This age group is more flexible in employment/career shifts.
Age 65+		% of population 65 and +	+16.5%	This age group is largely out of the labor force.
Net-Migration		% of net-migration (net-migration/total population)	+86.9%	Resources and knowledge enter or leave the District.
Highly Educated		% of population with a bachelors degree or higher	+36.1%	Greater opportunity to generate new ideas.
Limited English Proficiency		% of population that is linguistically isolated	-15.7%	Harder to interact with or engage with those who struggle with English.














Community & Health

Variable	Measure	10-Year Snapshot	Notes
Health 	County health rankings (Avg. ranking of SPDC counties)	0.0%	Healthy populations are better able to deal with shocks, disruptions, stressors.
Place Attachment 	% of houses that are owner occupied	-0.8%	Residents that have a stronger connection to the community are likely to rebound quicker.
Social Capital 	Number of 501(c)(3) organizations per capita	1 per 125 more data needed	More opportunities to provide assistance to those in need.
Income Inequality 	County GINI Index	0.6%	Makes it more difficult to respond to a shock, less funds available during times of crisis.
Community Erosion 	Violent crime incidents	-13.0%	Detrimental to attracting new business and keeping or attracting new residents.
Child/Elder Care 	Number of child / adult care facilities	25 / 1 more data needed	Needed to support the working population, especially the 25-44 age group.
No Vehicle Available 	% of housing units with no vehicle available	-24.3%	With no vehicle, this group can become isolated from the community.
Poverty 	% of poverty for all ages	-21.0%	Poverty greatly affects resiliency, no emergency fund to utilize when needed.
Opioid Deaths 	# of opioid deaths from overdoses	75.0% 2018-2022	Opioid abuse can destroy lives, families, and communities.



Industry & Economy

Photo: Miranda Baines, Gazette-Virginian

Variable	Measure	10-Year Snapshot	Notes
Labor Force 	Labor force	3.7%	Higher rate of participation increases resilience.
Unemployment Rate 	Unemployment rate	-50.7%	High rate of unemployment decreases resilience.
Economic Growth 	# of new start-ups	13.3% 2019-2022	High number of new start-ups increases resilience.
Reliance on Natural Resource Sectors 	% of workers employed in ag, forestry, fishing, mining	-14.3%	Reliance on natural resources decreases resilience.
Economic Hardship 	% of households spending 30% or more on housing	-16.7%	Less money to spend on other purchases or save for future needs.
Transportation Hardship 	Measure of transportation costs as % of household income	33% 1-yr total	Limits spending power and ability to save. 15% or less is considered affordable.
Innovation Potential 	Number of patents filed over 5-year periods (2006-2015)	100%	Patents can indicate innovation potential, increasing resilience.
Manufacturing 	% employment in manufacturing	3.8%	Negative effect on resilience. Closure and relocation create shocks.
Regional GDP 	% growth in GDP of District	-3.9% 2017-2022	Higher GDP rate indicates more resilient region.
Microbusinesses 	# of microbusinesses (<10 employees, discrete domain, active website).	13.1% 2019-2023	Higher number of microbusinesses can increase resilience.
Per Capita Income 	Measure of per capita income	30.0%	Rising income increases funds for use and savings.

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