



**Central Virginia Planning
District Commission**
828 Main Street, 12th Floor
Lynchburg, VA 24504
Office: (434) 845-3491
cvpdc.org

Staff Report

Special Guest: Emmalee Wagner, GO Virginia Region 2

In January 2024, Emmalee Wagner joined the Center for Economic and Community Engagement as the project coordinator for the Talent Pathways Initiative Planning project. Raised in the sunny state of Florida, she spent the last eight years in Salt Lake City, Utah, where she pursued dual majors in Political Science and Economics at the University of Utah. Drawing on her experience as a project coordinator, Emmalee is enthusiastic about contributing to the steering committee's efforts in formulating a strategic plan for the future implementation of talent pathways in GO Virginia Region 2.

In January 2025, Emmalee became the program coordinator for GO Virginia Region 2. Virginia Tech's Center for Economic and Community Engagement staffs [GO Virginia Region 2](#).

In the grand scheme, Emmalee aspires to leverage her skills toward implementing diverse forms of economic development in smaller and rural communities, aiming to enhance the standard of living and economic vibrancy in these areas.

CV Safety Action Plan: *Safe Streets for All*

The Planning District Commission received a full presentation of the draft plan at its regular July meeting. A synopsis of the plan, its alignment with goals of VDOT and the Commonwealth, and benefits for member local governments appear in a separate staff report from Deputy Director of Planning Kelly Hitchcock. The plan appears on [the project website here](#).

Since July, CVPDC staff has continued to refine the plan and present it to boards and councils of interested member local governments. Staff then advertised a public hearing for the draft plan in October. The public hearing is scheduled for 5:00 p.m., Thursday, November 20, 2025.

As of this writing, staff has received no written comments and no requests from members of the public to speak on Thursday, the 20th.

Formal adoption of the plan by resolution qualifies the CVPDC and member local governments who follow suit to pursue "Safe Streets for All" funding from USDOT. The program that funded the preparation of this plan also funds implementation projects recommended in such plans. Staff will maintain communications with USDOT staff and the Association of Metropolitan Planning Organizations, which closely monitors federal programs and advocates on behalf of MPOs like the Central Virginia TPO.

Central Virginia CDBG Regional Priorities

The CVPDC assists member local governments by administering community development block grants that fund plans, housing rehabilitation, infrastructure improvements, and other projects that benefit low-to-moderate-income communities in the four counties of Central Virginia. Funds are available via competitive application to the Department of Housing and Community Development (DHCD).

DHCD asks that planning district commissions develop “regional priorities” to help the state’s staff hone their program and efficiently support initiatives throughout the Commonwealth. CVPDC staff completed the attached form, CDBG Regional Priorities, with input from local government staff. A formal recommendation by the Planning District Commission to DHCD of these priorities appears on the November 2025 agenda for a round of funding expected in the first half of 2026.

The following projects are ongoing or completed within the past 12 months.

Ongoing

Hilltop Community Revitalization Project Phase 2

- Town of Bedford
- Housing Rehabilitation Project
- Funding: \$1,071,644
- Projected End Date: 9/2/26

Appomattox Church Street Waterline Project

- Town of Appomattox
- Construction-Ready Water/Sewer Project
- Funding: \$670,000
- Completion Date: 12/31/24

Completed

Mosley Heights Neighborhood Revitalization Comprehensive CCD

- Town of Altavista
- Planning Grant-Comprehensive
- Funding: \$60,000
- Completion Date: 9/30/25

South Madison Heights Comprehensive CCD

- Amherst County
- Planning Grant-Comprehensive
- Funding: \$60,000
- Completion Date: 9/30/25

Hilltop Community Revitalization Project 2021

- Town of Bedford
- Housing Rehabilitation Project
- Funding: \$921,983
- Completion Date: 12/2/24

Local Government Membership Contributions

The CVPDC is a membership organization. Participation in the Planning District Commission is voluntary. The organization provides regional planning, technical assistance, consolidated services, and direct investment throughout Central Virginia. Membership contributions make this work possible by constituting the financial foundation of the organization. These contributions fund the local matches required for state and federal grants that fund much of the CVPDC’s work.

The staff of each member local government begins development of a budget during the winter to recommend to its council or board. Each November, therefore, the Commission must develop a recommendation to the governing bodies of each member locality for membership contributions. The [CVPDC bylaws](#) provide that the Commission request contributions on a per capita basis. The bylaws direct

the Commission to utilize population estimates available from UVA's Weldon Cooper Center for calculations. Each town pays a flat fee since its population counts toward the dues of the county in which it resides.

The per capita rate for CVPDC membership contributions in the current fiscal year is \$0.675. Each town's contribution is \$1,227. The total collected in FY2026 is \$185,330. Staff's preliminary expectations for the following fiscal year are that the required local matching dollars for state and federal grants will not increase significantly. Staff would therefore advise the Commission to recommend the following membership contribution schedule based on the current per capita rate of \$0.675 for the next fiscal year. The rate will generate an additional \$1,418 thanks to incremental population growth in the city and all four counties for a total of \$186,748 for FY2027.

Staff-Suggested Membership Contributions Schedule by Locality

Locality	Suggested FY27 Contribution	2024 Population Estimate	Per Capita Rate	FY26 Contribution
Altavista Town	\$1,227			\$1,227
Amherst Town	\$1,227			\$1,227
Appomattox Town	\$1,227			\$1,227
Bedford Town	\$1,227			\$1,227
Brookneal Town	\$1,227			\$1,227
Amherst County	\$21,227	31,448	\$0.675	\$21,076
Appomattox County	\$11,470	16,992	\$0.675	\$11,291
Bedford County	\$54,594	80,880	\$0.675	\$54,512
Campbell County	\$38,119	56,472	\$0.675	\$37,819
Lynchburg City	\$55,203	81,782	\$0.675	\$54,497
TOTALS	\$186,748	265,474		\$185,330

Other Informational Items

Legislative Issues

The CVPDC stopped preparing an annual legislative agenda in 2021. Since 2022, staff has generated updates via e-mail that brief commissioners on legislation relevant to the Commission's work. David Blount, Executive Director of the Virginia Association of Planning District Commissions and Deputy Director of the Thomas Jefferson PDC, generates a broader legislative update targeted to local elected and appointed officials. Interested parties may sign up for [David's Legislative Newsletter here](#). Alec's updates will go out periodically by conventional e-mail.

Elected Officials' Conversation About Housing

On September 24, 2025, Americans for Prosperity hosted a conversation about housing for members of the General Assembly. Emily Hamilton of GMU's Mercatus Center, a speaker from the CVPDC's June housing summit, facilitated the conversation. Prospective legislation to address housing supply was at the forefront of the conversation.

The meeting concluded with Senator Luther Cifers and Delegate Wendell Walker advising the group that they'd like to hear from local elected officials on these matters. CVPDC's Alec Brebner agreed to help convene interested Central Virginia Planning District Commissioners and their colleagues on county boards and municipal councils.

The follow-up event is scheduled for 5:00 p.m., Thursday, December 4, at the local office of Americans for Prosperity, 819 Main Street in downtown Lynchburg. Housing experts from George Mason University's Mercatus Center, YIMBY Action, and the Virginia Institute for Public Policy are expected to attend in support of the conversation. Senator Cifers and Delegate Walker are confirmed.

Commissioners interested in learning more may contact Alec Brebner (434-818-7601) or [register here](#). Americans for Prosperity will provide supper. Background information is available in the CVPDC's [regional housing study](#), as well as presentations from the CVPDC's [June 2025 housing summit](#).

EPA Brownfield Project Impact by Kelly Hitchcock

The CVPDC received the \$500,000 Brownfields Assessment Grant award in 2022. During the course of CVPDC's Brownfields Initiative, a \$10,500 Phase I Brownfields Assessment was completed on the Town's 12-acre former dump site in Spring 2024. As a result of coordination between CVPDC staff, the Town of Pamplin, and Virginia DEQ Brownfields program representatives, the initial \$10,500 investment parlayed into an additional \$150,214 to advance economic development support to the Town. Through the Virginia DEQ Brownfields program, project consultants Stromberg/Garrigan & Associates, Inc., will advance a series of projects: a Market Study, Site Reuse Plan, Phase II ESA, and Geophysics evaluation of the landfill site and economic development use opportunities.

Through CVPDC staff support, the Town of Pamplin has also received a \$55,000 DCR Community Flood Preparedness Fund (CFPF) grant to evaluate stormwater flooding adjacent to the High Bridge Rail Trail entrance, the Town's Depot/office, and emerging commercial properties. The Town further received an EPA Water Technical Assistance Engineering Support Team (WEST) grant that funded a Preliminary Engineering Report, led by consultants ERG and AECOM, to expand a Phase 2 evaluation of the sanitary sewage system. The completed PER was used in a recent application submittal to DEQ's Virginia Clean Water Revolving Loan Fund (VCWRLF) to advance the estimated \$2.1 million sewer expansion project.

Central Virginia Comprehensive Economic Development Strategy

The CVPDC applied for and received a grant from the US Economic Development Administration for a comprehensive economic development strategy (CEDS) for the planning district. The CEDS, a strategy-driven plan for regional economic development, is the result of a regionally owned planning process designed to build capacity and guide the economic prosperity and resiliency of the planning district.

The CVPDC (doing business as the Region 2000 Local Government Council, in some instances) has periodically developed CEDS, the most recent of which was completed and approved by USEDPA in 2018. The CEDS further meets an obligation to the Commonwealth that a PDC prepare and maintain a strategic plan.

The 2025-2030 CEDS, recently begun, will focus on what the public sector can do to advance economic prosperity in Central Virginia. It will further include a component to support agriculture and agribusiness development funded by a small Tobacco Commission grant.

Bedford County Administrator Robert Hiss, Megan Lucas of the Lynchburg Regional Business Alliance, and Campbell County Economic Development Director Nina Rezai worked with staff to choose a consulting team from among the CVPDC's bench of on-call consultants to facilitate the planning process and prepare the document. These parties further developed a roster of a CEDS Steering Committee, which will advise staff and consultants throughout the process.

The CEDS will be developed throughout the current fiscal year. A draft will be recommended to the Planning District Commission in Summer 2026. The CVPDC will be kept apprised of progress throughout the process and may plug in as they like.

Substate Transportation Funding Mechanisms

At its regular March 2025 meeting, Commissioners asked staff to prepare a "white paper" on substate transportation funding vehicles, including "transportation authorities" organized in the state's three largest metropolitan areas.

The most recent of these, the Central Virginia Transportation Authority in greater Richmond, is funded by an increment of state gas tax that it retains for projects within the Richmond Regional Planning District. Other regions, including the Crater Planning District, are also [exploring the idea](#).

CVPDC Senior Transportation Planner Bruce Vlk will present staff findings and distribute a white paper at the Commission meeting.