

2025-26 Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This plan anticipates continued funding at slightly decreased amounts for the term of the plan. HOME funding has increased during the previous Consolidated Plan period. However, it is projected to decrease in the second year of this plan and increase in subsequent years after that. ESG funding is projected to be provided every other year based on previous years' allocations. CDBG funding is projected to increase by 1% each year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	1,619,559	0.00	85,618	1,705,177	6,641,820	The projected amount for the remainder of the Con. Plan is based on an assumption that CDBG funding levels will increase 1% annually.
HOME	Public - Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	836,980	0.00	410,524	1,247,504	2,525,242	The projected amount for the remainder of the Con. Plan is based on an assumption that HOME funding will decrease in year 2 but by year 3 levels will increase 5% annually

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public - Federal	Conversion and rehab for transitional housing, Financial Assistance, Overnight shelter, Rapid re-housing (rental assistance), Rental Assistance Services, Transitional housing	0.00	0.00	0.00	0.00	280,000	The projected amount for the remainder of the Con. Plan is based on an assumption that ESG funding levels will be provided every other year at a consistent level.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

- Local and Virginia Enterprise Zone (VEZ) grants and Henrico Investment Program (HIP): Henrico County provides grant funding to supplement CDBG funds invested in qualifying businesses for the purpose of job creation for low- and moderate-income persons. Several grant programs are funded with CDBG funds and others with County general funds. Businesses undertaking improvements resulting in job creation can utilized either or both grant programs. Enterprise Zone businesses/properties are also eligible for grants from the Commonwealth. The HIP uses local funds to stimulate investment in specific commercial and industrial areas of the County.
- Henrico County funds a variety of non-profit organizations in the non-departmental general fund budget for the purpose of providing public services serving predominantly low- and moderate-income persons.
- Low Income Housing Tax Credits (LIHTC): The federal 4% and 9% LIHTC is a substantial source of funding for the construction and rehabilitation of affordable rental units. They are a dollar-for-dollar credit against federal tax liability. Since 2020, nine projects were approved for 874 units of housing dedicated to low-income renters through use of this federal source, primarily through construction of new units. Of those projects, two were for acquisition/rehab of existing facilities, representing 310 units
- Section 8 Housing Choice Vouchers: Vouchers used in Henrico County are administered primarily through three entities; Richmond Redevelopment Housing Authority, Henrico Area Mental Health and Developmental Services, and the Central Virginia Resource Corporation.
- Down payment and closing cost assistance is leveraged and/or matched with additional private

grants, homeowner contributions, state grants, and in-kind contributions.

- When Emergency Solutions Grant (ESG) funds are available, they are leveraged and matched with state ESG funds, private charitable contributions, United Way and similar funding, in-kind contributions from public and private agencies, and funding provided through the Continuum of Care, and CDBG funds provided for homelessness prevention.
- Match contribution to HOME-eligible households is provided in-part through two volunteer assistance programs utilizing the value of contributed labor and materials. Down payment assistance is frequently also matched with contributions from private financial institutions, including the Federal Home Loan Bank of Atlanta.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Recreation needs and facilities serving low- and moderate-income areas will be met using existing County-owned facilities. Facilities serving populations with special needs are frequently County-owned and used to address many of the needs identified in this plan. Henrico County owns the facility where Housing Families First operates the Hilliard House Shelter. When ESG funds are available, they are provided to support this facility. Henrico Public Schools-owned land will be donated to a CHDO to develop single-family homes for sale to low/mod first-time homebuyers.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing	2025	2026	Affordable Housing	County-wide	Affordable Housing Preservation and Development	CDBG: \$792,177 HOME: \$770,505	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 82 Household Housing Unit
2	Increase Affordable Homeownership Opportunities	2025	2026	Affordable Housing	County-wide	Affordable Housing Preservation and Development	HOME: \$395,000	Direct Financial Assistance to Homebuyers: 18 Households Assisted
3	Support Housing for Special Needs Populations	2025	2026	Affordable Housing	County-wide	Affordable Housing Preservation and Development	CDBG: \$150,000	Rental units rehabilitated: 8 Household Housing Unit
4	Revitalize Aging Commercial Corridors	2025	2026	Economic Development	County-wide	Community Economic Development	CDBG: \$0.00	Jobs created/retained : 0 Jobs
5	Increase Job Opportunities for LMI Individuals	2025	2026	Economic Development	County-wide	Community Economic Development	CDBG: \$0.00	Jobs created/retained : 0 Jobs
6	Support Business Development	2025	2026	Economic Development	County-wide	Community Economic Development	CDBG: \$200,000	Commercial Assistance Program: 6 Entrepreneurs Assisted
7	Support Non-Housing Needs for Special Populations	2025	2026	Non-Homeless Special Needs	County-wide	Non-housing Community Development	CDBG: \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
8	Support Improvements to Low / Mod Areas	2025	2026	Non-housing Community Development	County-wide	Non-Housing Community Development	CDBG \$0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Provide Public Services for LM Populations	2025	2026	Non-Housing Community Development	County-wide	Non-housing Community Development	CDBG: \$210,000	Public service activities other than Low / Moderate Income housing Benefit : 141 Persons Assisted
10	Prevent Homelessness	2025	2026	Homeless	County-wide	Mitigation and Prevention of Homelessness	CDBG: \$30,000	Homelessness Prevention: 7 Persons Assisted
11	Assist Unhoused Families and Individuals in Obtaining Housing	2025	2026	Homeless	County-wide	Mitigation and Prevention of Homelessness	ESG: \$0.00	Rapid Rehousing: 0 Households Assisted
12	Provide Supportive Services & Emergency Shelter	2025	2026	Homeless	County-wide	Mitigation and Prevention of Homelessness	ESG: \$0.00	Homeless Person Overnight Shelter: 0 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing
	Goal Description	Provide funds to project:Homes and Richmond Metropolitan Habitat for Humanity for minor home repair (69); provide funds to project:HOMES for moderate home rehabilitation (13); provide funds to undesignated CHDOs for CHDO activities (2).
2	Goal Name	Increase Affordable Homeownership Opportunities
	Goal Description	Provide funds for 18 down payment assistance grants to SCDHC (9) and HOME Inc (9).
3	Goal Name	Support Housing for Special Needs Population
	Goal Description	Provide funds to Safe Harbor toward purchasing a transitional shelter, Hope House, for domestic and sexual violence survivors. (8) future individuals to be served.
4	Goal Name	Revitalize Aging Commercial Corridors
	Goal Description	Provide funds for Commercial Assistance staff.
5	Goal Name	Increase Job Opportunities for LMI Individuals
	Goal Description	Provide funding to support activities that create jobs targeted towards low- or moderate-income individuals. Jobs created are in addition to businesses assisted through other economic development activities.
	Goal Name	Support Business Development

6	Goal Description	Provide technical and/or financial support to (6) microenterprise businesses for job growth/retention and to ensure provision of goods and services, particularly for low-income communities.
7	Goal Name	Support Non-Housing Needs for Special Populations (Public Facilities)
	Goal Description	
8	Goal Name	Support Improvements to Low / Mod Areas
	Goal Description	
9	Goal Name	Provide Public Services for Low/Mod Populations
	Goal Description	Provide funds to CONNECT to provide after-school program for 130 low-income students. Provide funds to HumanKind to provide emergency financial assistance (rent, utilities, essential household needs, unexpected expenses, etc.) to individuals and families facing crises (11 persons assisted).
10	Goal Name	Prevent Homelessness
	Goal Description	Provide funds to Commonwealth Catholic Charities (7 families), which will provide direct assistance to Henrico families currently residing in hotels/motels with school age children and assist in their relocation to permanent housing.
11	Goal Name	Assist Unhoused Families & Individuals in Obtaining Housing
	Goal Description	Provide funds for rapid rehousing.
12	Goal Name	Provide Supportive Services & Emergency Shelter
	Goal Description	Provide funds for supportive services and emergency shelter.

AP-35 Projects – 91.220(d)

Introduction

The following projects comprise the activities that will take place during the 2024-2025 program year to address the priority needs and specific objectives identified in the strategic plan.

Projects

#	Project Name
1	CDBG Administration
2	HOME Administration
3	Commercial Assistance Program
4	CONNECT Program
5	Project:Homes – Homeowner Rehabilitation Program
6	Project:Homes – Critical Home Repair Program
7	Richmond Metropolitan Habitat for Humanity – Critical Home Repair Program
8	Repair Program Administration
9	HOME Inc., - Downpayment Assistance Program
10	Southside Community Development & Housing Corp. – Downpayment Assistance Program
11	CHDO Activities – Affordable Housing Development New Construction or Rehab
12	Revitalization Area Planning
13	Safe Harbor – Transitional Housing
14	Presbyterian Homes & Family Services DBA HumanKind – Family Crisis Fund
15	Commonwealth Catholic Charities – Homelessness Diversion & Prevention

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funds are allocated based on priorities established in the Five-Year Consolidated Plan, including the need to address issues with the aging housing stock in the County, the need to provide services and facilities for special needs populations, and funding requests received.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	County-wide
	Goals Supported	

	Needs Addressed	
	Funding	CDBG: \$285,000.00
	Description	This project funds the administrative costs of managing Henrico County's Community Development Block Grant (CDBG) program. These funds ensure the program is run efficiently, meets HUD requirements, and supports the County's broader goals of housing stability and community development for low- and moderate-income residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	HOME Administration
	Target Area	County-wide
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$82,000.00
	Description	This project covers administrative and planning costs associated with managing Henrico County's HOME Program. Funds support staff oversight, compliance monitoring, reporting, and coordination with partners. These resources ensure HOME funds are used effectively and in alignment with federal regulations and local housing goals.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Commercial Assistance Program

	Target Area	County-wide
	Goals Supported	Support Business Development
	Needs Addressed	Stimulate Local Economic Growth
	Funding	CDBG: \$200,000.00
	Description	The Commercial Assistance Program facilitates the development and expansion of businesses to create jobs available to low- and moderate-income persons as well as persons in poverty.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Six businesses will receive assistance.
	Location Description	
	Planned Activities	
4	Project Name	CONNECT Program
	Target Area	
	Goals Supported	Provide Public Services for Low/Mod Populations
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$180,000.00
	Description	The CONNECT program aims to prevent substance abuse and delinquent behavior among youths in low-income communities by connecting them with positive peers, supportive adults, and various career options. The program introduces these at-risk youths to career and post-high school education options.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	130 youths in Low-Income Communities
	Location Description	
	Planned Activities	

5	Project Name	project:HOMES - Homeowner Rehabilitation Program
	Target Area	County-wide
	Goals Supported	Preservation of Existing Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$644,905.00
	Description	This project supports homeowner rehabilitation services provided by project: HOMES for low- and moderate-income residents in Henrico County. The program addresses critical home repairs, accessibility modifications, and safety improvements to help homeowners remain in their homes. By preserving existing housing stock and preventing displacement, the program directly supports the County's goals of housing stability, aging in place, and neighborhood revitalization.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	13 households will benefit.
	Location Description	
6	Planned Activities	
	Project Name	project:HOMES - Critical Home Repair Program
	Target Area	
	Goals Supported	Preservation of Existing Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$683,177.00
	Description	This project funds critical home repairs for low- and moderate-income homeowners in Henrico County through project:HOMES. Repairs focus on urgent health and safety issues, such as plumbing, roofing, HVAC, and electrical systems. The program helps preserve housing, prevent costly emergencies, and support safe living conditions for vulnerable residents.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	60 homeowners will be assisted.
	Location Description	
	Planned Activities	
7	Project Name	Richmond Metropolitan Habitat for Humanity - Critical Home Repair Program
	Target Area	County-wide
	Goals Supported	Preservation of Existing Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$75,000.00
	Description	This project supports critical home repairs for low- and moderate-income Henrico County homeowners through Richmond Metropolitan Habitat for Humanity. The program addresses urgent repairs that impact health, safety, and accessibility to help residents remain safely in their homes.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	9 Households estimated to benefit from program.
	Location Description	
	Planned Activities	
8	Project Name	Repair Program Administration
	Target Area	County-wide
	Goals Supported	Preservation of Existing Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$34,000.00

	Description	This project funds administrative support for the County's repair and rehabilitation programs. It covers staff time, program oversight, compliance monitoring, and coordination with nonproject partners such as project:HOMES and Richmond Metropolitan Habitat for Humanity. These funds ensure that repair programs are implemented efficiently, meet federal requirements, and effectively serve Henrico County homeowners in need.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOME Inc., - Downpayment Assistance Program
	Target Area	County-wide
	Goals Supported	Increase Affordable Homeownership Opportunities
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$200,000.00
	Description	This project provides downpayment and closing cost assistance to eligible first-time homebuyers in Henrico County through nonprofit partner Housing Opportunities Made Equal (HOME) Inc. The program helps low- and moderate-income households achieve homeownership by reducing upfront costs, expanding access to stable, affordable housing, and promoting long-term residential stability.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	9 low- and moderate- income families will benefit.
	Location Description	
	Planned Activities	
10	Project Name	Southside Community Development & Housing Corp. - Downpayment Assistance Program

	Target Area	
	Goals Supported	Increase Affordable Homeownership Opportunities
	Needs Addressed	
	Funding	HOME: \$195,000.00
	Description	The project provides down payment and closing cost assistance to low- and moderate-income first-time homebuyers in Henrico County through Southside Community Development & Housing Corporation. The program supports access to affordable homeownership by lowering financial barriers and promoting long-term housing stability for income-eligible households.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	9 low- and moderate- income first time homebuyers.
	Location Description	
	Planned Activities	
11	Project Name	CHDO Activities - Affordable Housing Development New Construction or Rehab
	Target Area	County-wide
	Goals Supported	Preservation of Existing Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$125,000.00
	Description	This project supports the development and rehabilitation of affordable housing by qualified Community Housing Development Organizations (CHDOs) in Henrico County. HOME funds are used to assist CHDOs in constructing or rehabilitating housing units for low- and moderate income households. These activities increase the supply of safe, decent, and affordable housing while strengthening nonprofit capacity in the local housing market.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	2 housing units for low- and moderate-income households.
	Location Description	
	Planned Activities	
12	Project Name	Revitalization Area Planning
	Target Area	County-wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$38,000.00
	Description	This project supports planning efforts related to neighborhood revitalization in Henrico County. Activities may include data analysis, community engagement, strategic planning, and coordination with local partners to identify housing and infrastructure needs. These efforts help guide future investments, support equitable development, and ensure that revitalization efforts align with community priorities and federal funding goals.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Safe Harbor - Transitional Housing
	Target Area	County-wide
	Goals Supported	Support Housing for Special Needs Populations
	Needs Addressed	Mitigation and Prevention of Homelessness
	Funding	CDBG: \$150,000.00

	Description	This project supports Safe Harbor's transitional housing program for survivors of domestic violence in Henrico County. Funds assist with housing-related costs and supportive services that help individuals and families stabilize, recover, and move toward permanent housing.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	8 survivors of domestic violence in Henrico County.
	Location Description	
	Planned Activities	
14	Project Name	Presbyterian Homes & Family Services DBA Humankind - Family Crisis Fund
	Target Area	County-wide
	Goals Supported	Provide Public Services for Low/Mod Populations
	Needs Addressed	Mitigation and Prevention of Homelessness
	Funding	CDBG: \$30,000.00
	Description	This project supports HumanKind's Family Crisis Fund, which provides emergency financial assistance to low- and moderate-income Henrico County residents facing temporary housing instability. Funds may cover rent, utilities, or other critical expenses to prevent eviction or homelessness. The program helps stabilize families in crisis and connects them with longer-term support services when needed.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	11 low- and moderate-income families
	Location Description	
15	Project Name	Commonwealth Catholic Charities - Homelessness Diversion & Prevention
	Target Area	County-wide

	Goals Supported	Prevent Homelessness
	Needs Addressed	Mitigation and Prevention of Homelessness
	Funding	CDBG: \$30,000.00
	Description	This project supports efforts by Commonwealth Catholic Charities to prevent homelessness and divert individuals and families from entering the shelter system in Henrico County. Assistance may include short-term financial aid, case management, landlord mediation, and resource referrals. The program aims to stabilize housing quickly and reduce the overall number of people experiencing homelessness.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	7 low- and moderate- income families at imminent risk of losing housing.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

- Henrico County uses all CDBG and HOME funds to benefit LMI residents. Henrico County does not plan, or allocate, resources on a racial or ethnic basis.
- Henrico offers residential rehabilitation and repair programs for low-income homeowners county-wide.
- Homebuyer assistance programs are available for anyone who meets eligibility requirements. Housing purchased with these programs is County-wide.
- Housing rehabilitated or constructed with federal funds are County-wide. Purchasers of these homes must meet income and eligibility guidelines.
- The CONNECT Program serves children living in low-income multi-family housing. The program operates four locations serving 11 communities: Coventry Gardens (also serving Newbridge Village, Summerdale, Ironwood, Viviana Hall, and Woodpost Townhomes), Henrico Arms (also serving Williamsburg Place), Oakland Village (also serving Woodlands), and Richfield Place.
- A program providing emergency assistance is available to any Henrico resident who meets program eligibility requirements.

- Programs that provide assistance to businesses create jobs available to low-income persons. Funds allocated for Enterprise Zone design assistance, or Enterprise Zone grants must be used to benefit businesses located in the Enterprise Zone. Other business assistance programs are available County-wide.
- Funding will be provided to assist a non-profit organization in purchasing a building to be used as emergency shelter for persons leaving domestic violence or human trafficking situations. The facility is located in Henrico and will primarily serve individuals from Henrico County
- Per HUD guidelines, Henrico County defines areas of minority or racial concentration as those in which the non-White population is 20% higher than the overall minority population. In Henrico, these are areas where 68.7% or more of the population is non-White. The non-White minority population comprises 48.7% of the total County population. Concentrations of minority population (greater than 68.7% minority) are shown in Map 2 "*Minority Concentrations*" in MA-50. These areas are generally concentrated in the center of the County, with smaller areas of concentration in the area between Staples Mill Road and West Broad Street, and along Brook Road between Glen Allen and Lakeside.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Henrico County will allocate federal funds (CDBG, ESG & HOME) in 2025-26 to activities that are not geographically constrained.

AP-55 Affordable Housing – 91.220(g)

Introduction

The *2025-2030 Five Year Consolidated Community Development Plan* identifies priorities based on market analysis, resident and stakeholder input, and census data. Several priorities also coincide with goals and/or objectives of *Henrico County Vision 2026*, the County Comprehensive Plan, adopted August 2009. These priorities have resulted in the following allocations for housing activities in PY 2025-26. The target date for the completion of the majority of these activities is September 30, 2026.

- \$644,905 from HOME funds to project: HOMES for the rehabilitation of homes owned by very low- or low-income elderly and/or disabled County homeowners.
- \$683,177 from CDBG funds to project: HOMES for critical home repairs to homes owned by very low- or low-income residents of the County.
- \$75,000 from CDBG funds to Habitat for Humanity for critical home repair program.
- \$200,000 from HOME funds to HOME Inc. for down-payment and closing cost assistance for the purchase of homes by low-income, first-time homebuyers.
- \$195,000 from HOME funds to Southside Community Development and Housing Corporation for

down-payment and closing cost assistance for the purchase of homes by low-income, first-time homebuyers.

- \$125,600 from HOME CHDO funds for activities of acquisition and rehabilitation of homes for sale to low-income households.
- \$30,000 to from CDBG to Commonwealth Catholic Charities for homeless prevention.
- \$150,000 from CDBG to Safe Harbor for supportive housing for special needs population
- \$30,000 Humankind for family crisis funds to avert immediate eviction.

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	100
Special-Needs	8
Total	115

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
The Production of New Units	2
Total	2

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The above numbers in Table 58 represent:

Homeless:

- Total of 7 persons assisted with CDBG funds through:
- Homeless prevention (7)

Non-homeless:

- Total of 100 persons assisted through:
- 18 down payment assistance grants for first-time homebuyers
- Rehab of existing units through critical home repair and rehab programs with project:HOMES and Habitat for Humanity (82)

Special-Needs:

- Total of 8 persons assisted through:
- 8 units of supportive housing

The above numbers in Table 59 represent:

- Production of new housing units through CHDO activities (2)

AP-60 Public Housing – 91.220(h)

Introduction

Henrico County has no public housing.

Actions planned during the next year to address the needs of public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The County utilizes CDBG, ESG, and HOME Program allocations for the benefit of very low- and low-income persons. The funding is leveraged to reduce the effects of poverty and help individuals and families move toward long-term economic stability.

The goals for ESG funding are to reduce the number of individuals/households who become homeless, shorten the length of time an individual or household experiences homelessness, and reduce the number of individuals/households returning to homelessness. No ESG funds were provided for PY 2025-26. \$30,000 in CDBG funds are allocated for homelessness prevention and diversion.

As of May 1, 2025, Henrico Area Mental Health & Developmental Services (HAMHDS) has 348 Housing Choice vouchers under lease; 342 of those vouchers are being used in Henrico County, and 86 people are on the waiting list.

As of May 8, 2025, Henrico County Public Schools (HCPS) identified 1,227 students as eligible for support and services under the McKinney-Vento Act.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County participates in street outreach which provides individualized assessments and provides services to unsheltered homeless persons. Information gathered during this process is incorporated in the annual homelessness point in time count, coordinated twice a year by Homeward. Henrico coordinates with a large number of agencies to provide services to homeless individuals and families and provides over \$440,475 annually in financial assistance in the General Fund Budget to a number of agencies including:

- ACTS (Area Congregations in Service)
- American Red Cross of Capital Virginia
- CARITAS
- Commonwealth Catholic Charities
- Hilliard House (Housing Families First)
- Homeward
- Maggie Walker Community Land Trust
- Moments of Hope Outreach
- Partnership for Housing Affordability
- Safe Harbor
- Salvation Army
- St. Joseph's Villa (Flagler Home)
- YWCA

Additional funding in the amount of \$804,468 was designated in FY 2025-26 to support regional shelters through HomeAgain and Salvation Army.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no ESG program funds available for PY 2025-26. Other funds as described above have been allocated for these purposes.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The ESG program funds that in the past have funded rapid rehousing and Homeless Prevention, as well as supportive services and case management to homeless individuals and families and those at risk of homelessness, are not available for PY 2025-26. Other county funds as described above have been allocated for similar purposes.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

For PY 2025-26 Henrico County has allocated CDBG funds to assist persons at risk of homelessness. These organizations, program descriptions, and allocations include the following:

- Commonwealth Catholic Charities - \$30,000 to fund a program that relocates eligible

students for support and services under the McKinney-Vento Act.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Henrico County, like all localities throughout the country, faces significant barriers to affordable housing, including rising land and construction costs, limited availability of developable land, rising interest rates, and household incomes that have not kept pace with housing costs. State-wide and nation-wide housing shortages cause all housing costs to rise, as well as costs of affordable housing.

Henrico County participated in the development of *the 2020 Analysis of Impediments to Fair Housing Choice in the Greater Richmond and Tri-Cities Region* in cooperation with PlanRVA, the Cities of Richmond, Colonial Heights, Hopewell, and Petersburg, and Chesterfield County.

The study found that within Henrico County, restrictive land zoning and development standards limit affordable multifamily and missing middle housing development. This excerpt from the 2020 Analysis of Impediments (AI) summarizes the findings:

Mortgage lenders in Henrico County deny African American/Black and Latino/Hispanic applicants at higher rates than White applicants even after accounting for income. The study shows African American/Black applicants are two times (2x) and Latino/Hispanic applicants are 1.5x more likely than White applicants to be denied mortgage loans.

There is a significant imbalance between modest wage jobs and affordable housing units. An estimated 20,000 more jobs are located within Henrico County than an equivalent number of affordable housing units for these households.

Finally, school quality shows a marked difference between non-White and White students. Henrico County holds the distinction of being the jurisdiction within the AI study with the widest gap among the participating counties in access to high-performing schools for non-White and Hispanic children.

These findings are now five years old, and it is the intention of the County of Henrico to revisit the AI once HUD has clarified the new requirements under the Fair Housing Rule.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Specific actions during PY 2025-26 to remove barriers and promote affordable housing include the following:

- Established an Affordable Housing Trust Fund (AHTF), dedicating \$60,000,000 over five years to the development of affordable new construction homes available to first-time homebuyers at 60-120% AMI.
- Allocated \$4,000,000 to down payment and closing cost assistance to employees of Henrico County Government and Henrico County Public Schools through the Employee Home Purchase

Assistance Program.

- Allocation of \$125,600 for CHDO Activities aimed at increasing the supply of affordable housing for low- and moderate-income homeowners.
- Allocation of \$395,000 of HOME for down payment assistance to support first-time low- and moderate-income homebuyers.
- Allocation of a total of \$1,437,082 for rehabilitation and minor repair programs in support of the retention of existing affordable housing.
- Allocation of \$150,000 of CDBG for acquisition of a facility providing transitional housing to survivors of domestic violence.
- Allocation of \$3,010,744 of County General Funds to the Community Maintenance and Building Inspection Programs that includes the administration of a volunteer housing assistance program designed to improve the housing conditions of low-income County homeowners and a program of facilitating the maintenance of affordable housing communities.
- Lowest real estate tax rate of the 13 largest jurisdictions in Virginia.
- Real Estate Advantage Program (REAP) provides real estate tax exemption for qualified seniors and the Real Estate Cap Program (RECAP) that prevents increases in real estate tax due to increased housing value for qualified seniors
- Tax abatement for single-family and multi-family housing rehabilitation.

AP-85 Other Actions – 91.220(k)

Introduction:

Henrico County undertakes a variety of actions to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint, reduce the number of poverty level families, and enhance coordination between public and private housing and social service agencies. These actions are part of the administrative culture of the County and will continue through PY 2025-26. Despite annual unpredictable variations in federal entitlement funds, the County will maintain a focus on the most critical needs in these areas.

Actions planned to address obstacles to meeting underserved needs

While there are several constraints to meeting the needs of low-, very low-, and moderate-income residents, the primary obstacle has traditionally been the lack of funding to fully address all needs considering rising costs and unpredictable federal resources. Currently, an equally severe obstacle has been the extremely tight housing market, and the significant price increases for both rental and for-sale units. Low-income homebuyers face multiple new obstacles in purchasing homes, particularly when using federal funds to assist with purchase. These include reluctance of home sellers to allow time for inspections and to accommodate repairs, continuously getting outbid by cash buyers who can close immediately, rising interest rates, and competition from corporate buyers seeking to acquire single-family homes for investment and rental. Henrico County continues to seek creative ways to adjust the home purchase assistance programs to minimize the impact of these obstacles, and beginning in PY 2023-24, raised the maximum amount available for downpayment and closing cost assistance grants.

These programs will be continuously evaluated to ensure the ability to serve the targeted population.

The County continues to administer Housing Choice Vouchers through the Henrico Area Mental Health and Development Services, provide homeless prevention services, and continues to encourage economic development to increase job growth. The County also encourages all types of residential development and has been supportive of the use of LIHTCs for the rehabilitation of multi-family housing for LMI residents.

The County pursued the option available to participating jurisdictions in 24 CFR 92.254(a)(2)(iii) and completed a detailed market analysis to determine a locality specific set of HOME purchase price and after rehabilitation value limits. For the past three years, these values have differed substantially from the annually published HUD HOME purchase price and after rehabilitation value limits. Therefore, to enable additional low- to moderate-income first-time homebuyers and homeowners to receive service, Henrico County will be implementing locality-specific limits for program year 2025-26. These limits will go into effect once HUD approves this Annual Action Plan. The Henrico-specific limits, as well as the methodology used for calculating the limits, can be found in Appendix E.

Beginning in 2024, the County began implementation of programs to further affordable housing opportunities through an allocation of \$60 million over five years to a new Affordable Housing Trust Fund, initially available for affordable homeownership opportunities.

Actions planned to foster and maintain affordable housing

During PY 2025-26, Henrico County will commit a total of \$1,437,082 for homeowner rehabilitation and repair for 82 low- and moderate-income households, the majority of which will be elderly householders.

An additional \$125,600 will be committed for the acquisition, rehabilitation, and sale of vacant homes to low- and very low-income first-time homebuyers. The County is providing \$395,000 in homebuyer assistance and education to 18 first-time low/mod homebuyers.

The Community Maintenance Program (funded through the General Fund) includes the administration of a volunteer housing assistance program designed to improve the housing conditions of low-income County homeowners and a program of facilitating the maintenance of affordable housing communities.

Actions planned to reduce lead-based paint hazards

The County budgets an additional \$5,000 above the maximum \$45,000 per unit cost for moderate rehabilitation to address potential lead-based paint (LBP) abatement.

Actions planned to reduce the number of poverty-level families

The Commercial Assistance Program facilitates the development and expansion of businesses to create jobs available to low- and moderate-income persons, as well as persons in poverty.

The County will continue to support appropriate activities that preserve and expand the supply of housing that is affordable to low-income households. This will include support for applications for low-income housing tax credits for the rehabilitation of existing or construction of new multi-family units which provide housing opportunities for low-and moderate-income persons.

The CONNECT Program provides after-school mentoring and tutoring to improve educational achievement (a significant factor in determining future income) for children residing in low-income housing communities. The County has committed \$180,000 of CDBG funds towards this program in PY 2025-26.

Actions planned to develop institutional structure

The County has a designated staff position to administer the programs and activities funded with CDBG funds and a HOME Program Manager to administer the programs and activities funded with HOME funds and ESG funds when allocated. Staff works with the individual County Departments, such as Public Works, Social Services, Recreation and Parks, Mental Health, Planning, Public Utilities, Building Inspections, and the Division of Community Maintenance to develop procedures and coordination for administering programs that will be carried out by these divisions. Staff regularly tracks the production and effectiveness of all agencies, including subrecipients, tasked with implementing programs with CDBG, HOME, and ESG funds. Adjustments are continuously made as needed.

The County also has two designated staff positions to administer the locally funded Affordable Housing Trust Fund, the Employee Down Payment Assistance Program, and other locally funded housing initiatives.

Actions planned to enhance coordination between public and private housing and social service agencies

CDBG and HOME staff will continue to participate in monthly meetings with County social services agencies, bi-monthly meetings with non-profit housing providers, and regular interactions with housing agencies, advocacy groups, and other County agencies.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Henrico County receives CDBG and HOME entitlement funds. ESG funds were not provided for PY 2025-26. Henrico may receive HOME program income as a result of early payoff of forgivable down payment assistance or rehabilitation loans due to transfer of properties prior to the end of the affordability period in accordance with the County’s Recapture Policy. Henrico will likely begin receiving CDBG program income in the form of business loan repayments from the Small Business Loan Program. These funds will be reallocated to that program to fund future loans.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in Table 56. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities 0
 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 100.00%
- Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**
N/A
2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**
Henrico County uses the recapture provision for homebuyer activities and imposes an affordability period and recapture policy. Henrico limits the amount subject to recapture to the net proceeds available from the sale. Henrico County monitors the ownership during the affordability period. Enforcement of the homebuyer provisions contained in the HOME Regulations (24 CFR Part 92) will be through a Deed of Trust and Note. See attached "Henrico County Recapture Provision for the Use of HOME Program Funds" (Appendix D).
3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**
Henrico County implements the recapture option. Guidelines are provided in the Henrico County Recapture Provision for the Use of HOME Program Funds.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

N/A

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

N/A

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

Henrico County will not be receiving ESG funds for 2025-26 and they are not included in this Action Plan. In the years when ESG funds are provided, subrecipients must agree to administer the funds in accordance with the Henrico County Emergency Solutions Grant Manual and HUD ESG regulations. The Manual is available from the Henrico County Department of Community Revitalization and will be reviewed and updated if necessary if ESG funds are provided in a subsequent program year.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Greater Richmond Continuum of Care (GRCoC), which is managed by the organization Homeward, is responsible for maintaining the coordinated assessment system and ensuring it meets all HUD requirements. Through various GRCoC committees, members of the GRCoC community maintain the system by implementing improvements that ensure the changing needs of the population served are receiving the resources they need. In addition, Homeward hosts learning sessions for GRCoC agencies that explore changes in best practices and how better coordination can be achieved.

The primary goal of the coordinated assessment system is to ensure services are accessible to those who need assistance. Beyond that, the GRCoC works hard to streamline access to resources and ensure each client is matched to the services appropriate for their unique

situation. Decisions are guided by the GRCoC's Policies and Procedures Manual, which is updated regularly to reflect changing best practices and the needs of the community.

Through three different entry points, (the Homeless Connection Line, the EmpowerNet Hotline, and Coordinated Outreach) the GRCoC's coordinated assessment system identifies households that are homeless or at risk of homelessness, assesses their housing and service needs, and connects them to appropriate housing and services necessary to end their housing crisis as quickly as possible. Services include emergency shelter, rapid rehousing, case management, and permanent supportive housing.

Core elements of the coordinated access system include screening, assessment, prioritization, referral, and a Homeless Management Information System (HMIS) that helps agencies and consumers share information. The Homeward Community Information System is a local proprietary HMIS that meets all federal standards and regulations.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Henrico County will not be receiving ESG funds for 2025-26 and they are not included in this Action Plan. In the years when ESG funds are provided, the County submits a request for applications for funding and all eligible agencies are encouraged to apply. Notification of the availability of funds is advertised and direct notification provided to all members of the Greater Richmond Continuum of Care.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Henrico County will not be receiving ESG funds for 2025-26 and they are not included in this Action Plan. In the years when ESG funds are provided, the County meets the requirements of 24 CFR 576.405(a) by participating in and seeking input from the CoC's ranking committee regarding gaps in service and uses that input in funding decisions.

5. Describe performance standards for evaluating ESG.

Henrico County will not be receiving ESG funds for 2025-26 and they are not included in this Action Plan. ESG programs are evaluated by the CoC using the HEARTH performance measurements to evaluate ESG programs. The HMIS staff run APR reports quarterly for review by the funded agencies and provides this information to the Project Development Manager. Henrico County evaluates the agencies and programs as a part of regular subrecipient monitoring, to ensure conformance with the ESG Regulations and the subrecipient agreement.