

# COUNTY OF HENRICO CONSOLIDATED PLAN COMMUNITY DEVELOPMENT NEEDS PUBLIC HEARING



JANUARY 29, 2025

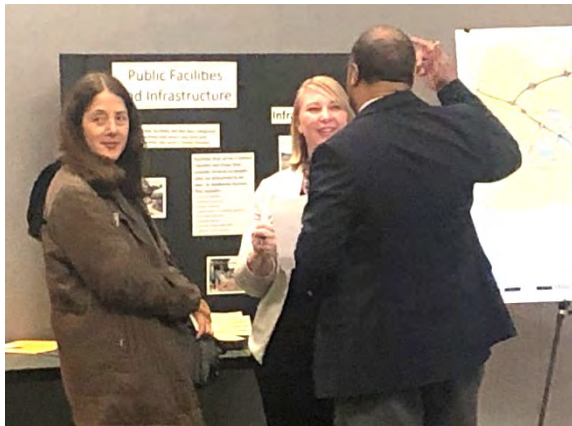
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HENRICO COUNTY DEPT. OF  
COMMUNITY REVITALIZATION

# WHY ARE WE HERE?

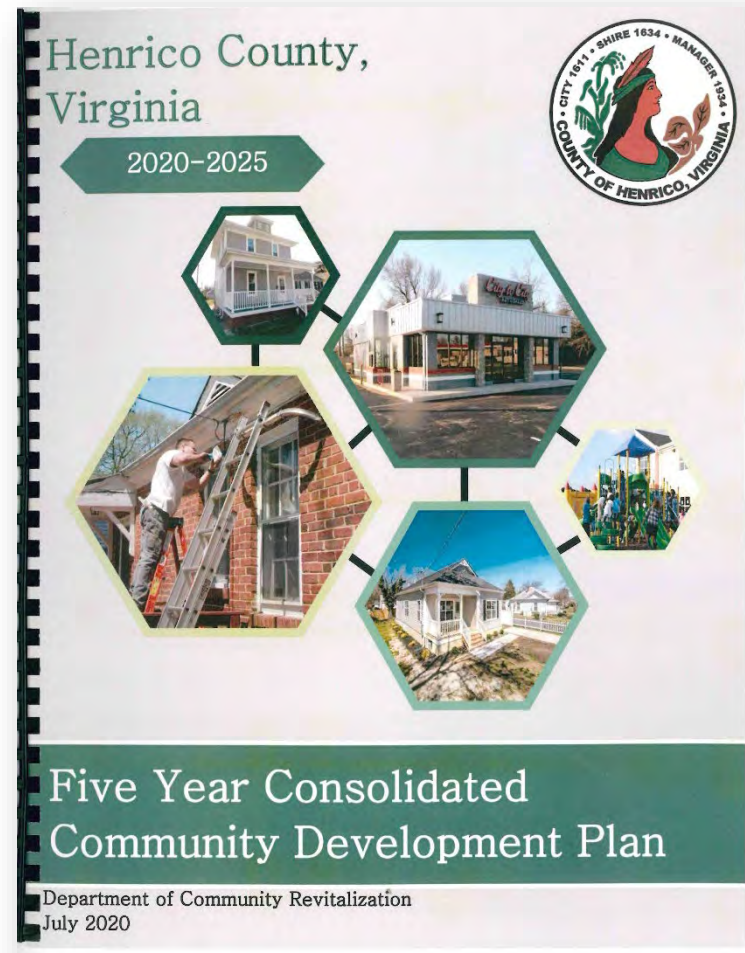


- **We are beginning the development of a new *Five-Year Consolidated Community Development Plan***
- **We need your thoughts and perspective on needs in the County related to:**
  - ❖ Needs of low-income households and communities
  - ❖ Priority housing needs
  - ❖ Areas of Henrico to focus on
  - ❖ Needs of homeless persons
  - ❖ Business Assistance



# WHAT IS THE CONSOLIDATED PLAN?

- A document that guides the spending of federal HUD funds over a five-year period
- Is a requirement to receive federal community development funds
- Provides an opportunity for the community to set priorities every five years for federal funds
- Estimates number of households/persons served and amount to be spent on each program with each of the funds



# Population and Household Characteristics - Quick Facts

2023 Population: 347,938

2013 Population: 321,374      Change: +8.27%

2023 Total Housing Units: 144,338

2013 Total Housing Units: 132,363      Change: +9.05%

19% of homes built before 1960

Cost-burdened: 29.3% of households pay over 30% of their monthly income towards housing

Owners: 64.5% of occupied housing units

Renter: 35.4% of occupied housing units

Individuals/Households where the household income is below 80% of AMI are eligible for federal programs

## HUD FY 2024 Low/Mod Income Limits – Richmond MSA (80% AMI)

80% Income Limits	Persons in Household							
	1	2	3	4	5	6	7	8
	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350	\$102,400	\$109,450	\$116,500

# FUND TYPES – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- About \$1.6 million received for 2024-25
- Funds must be used to assist low-income individuals and areas
- CDBG funds have the widest range of possible uses
- Public services, housing improvements and development, infrastructure projects, public facility improvements, and economic development



# FUND TYPES – HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

- \$804,180 received for 2024-25
- Must be used to create or maintain affordable housing
- New construction, rehab of vacant homes, down payment assistance for first-time homebuyers, rehabilitation of homeowner-occupied housing, and rental assistance



# FUND TYPES – EMERGENCY SOLUTIONS GRANT (ESG)

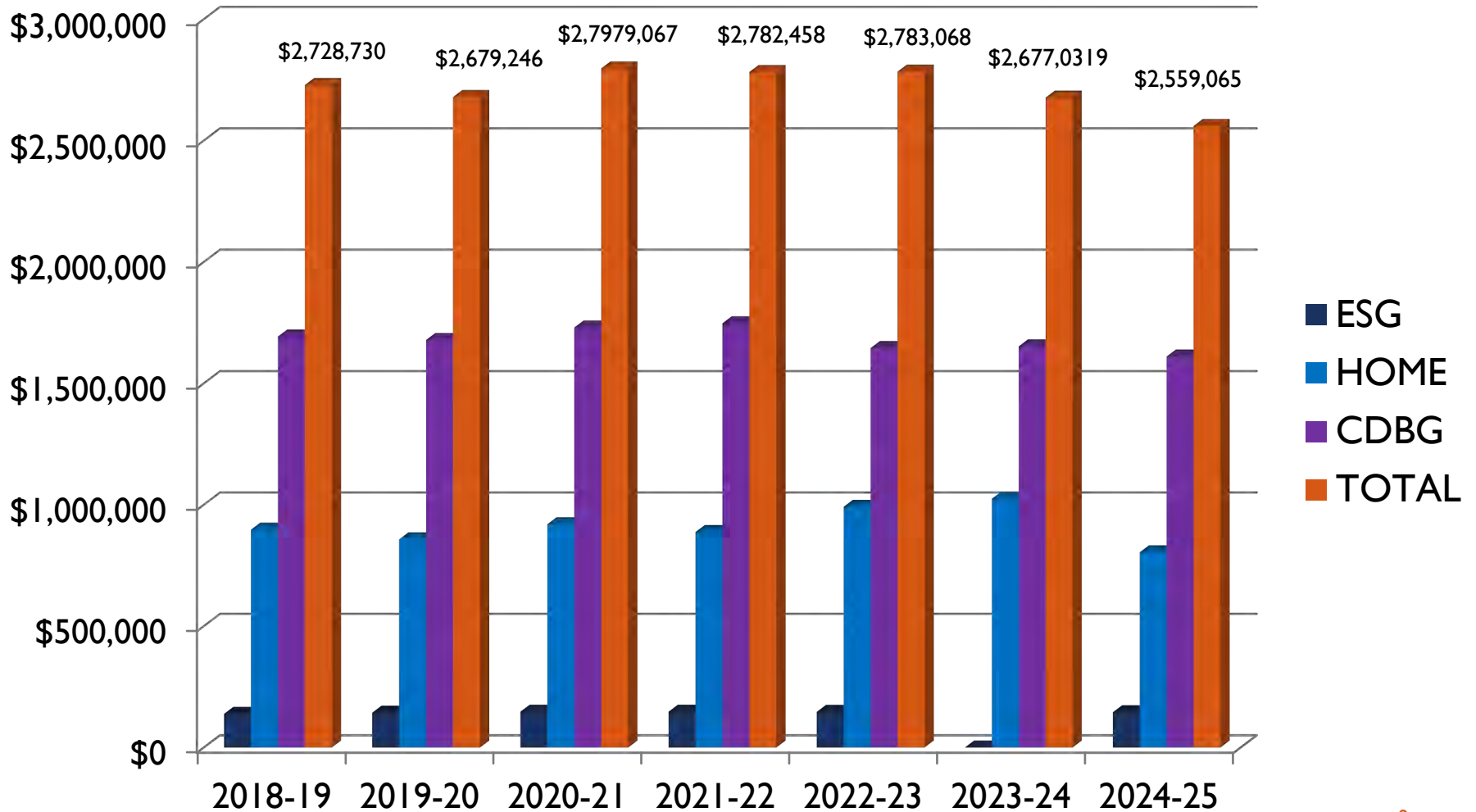
- \$145,231 received for 2024-25
- Used for activities that assist individuals or families who are homeless or at risk of homelessness
- Homeless prevention services
- Facilities providing housing for homeless persons

No ESG funding is expected for 2025-26



**Homeless or  
Facing Eviction?**

# HUD FUNDS ALLOCATED TO HENRICO



All funds must be used to benefit low- or moderate-income persons



# USES OF CDBG AND HOME FUNDS –

Development of affordable housing through new construction and vacant house rehab.



Vacant house rehab



Dilapidated structure demolished



Affordable home constructed

# USES OF CDBG AND HOME FUNDS – Assistance Programs for Homeowners and Homebuyers



- Housing rehabilitation for low-income elderly or disabled homeowners
- Critical home repairs for low-income homeowners
- Downpayment assistance for first-time, low-income homebuyers
- 240 homeowners/homebuyers have benefitted from these programs in last three years. Including 200+ housing repairs/rehab.

# USES OF CDBG AND HOME FUNDS – Housing for Special Needs Populations



Permanent supportive housing  
for formerly homeless  
individuals at New Clay House  
- completed in 2019

Cool Lane Commons –  
Adaptive reuse of a  
vacant building for 86  
supportive housing  
units. Completed in  
2024

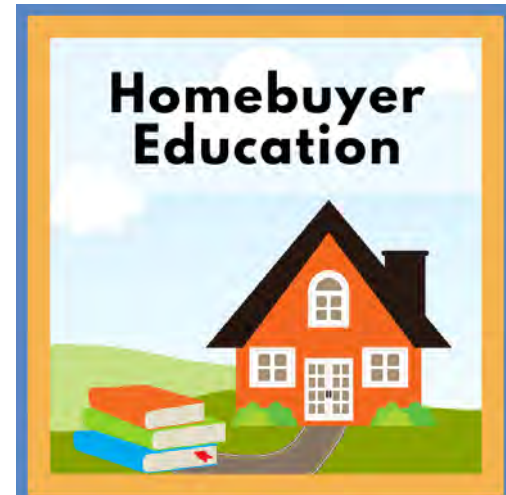


# USES OF CDBG FUNDS –

## Public Services for low-income individuals and families



- **CONNECT** – after-school and summer program for low-income school-age children
- Services for homeless individuals, including relocating to permanent housing
- Job and skills training
- Fair housing counseling and homebuyer education



# USES OF CDBG FUNDS – Public Facilities and serving low-income individuals or areas

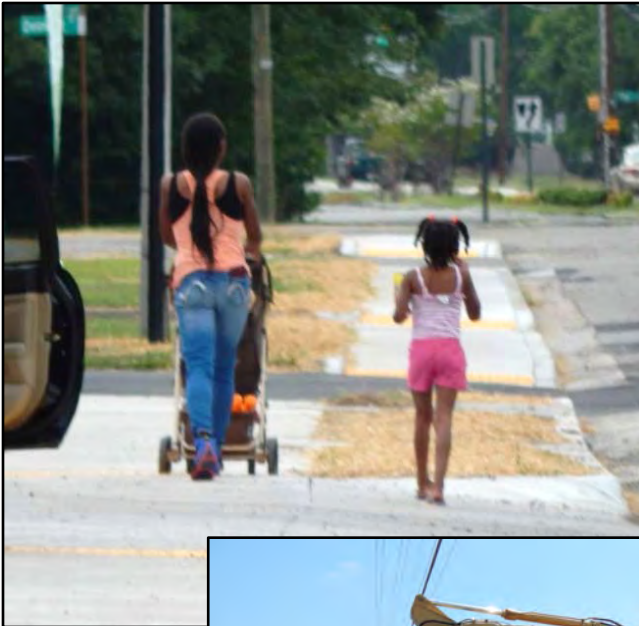


- Playgrounds
- Community Centers
- Recreation Facilities



# USES OF CDBG FUNDS – Public Infrastructure serving low-income areas

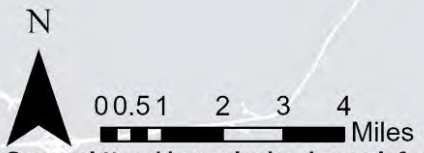
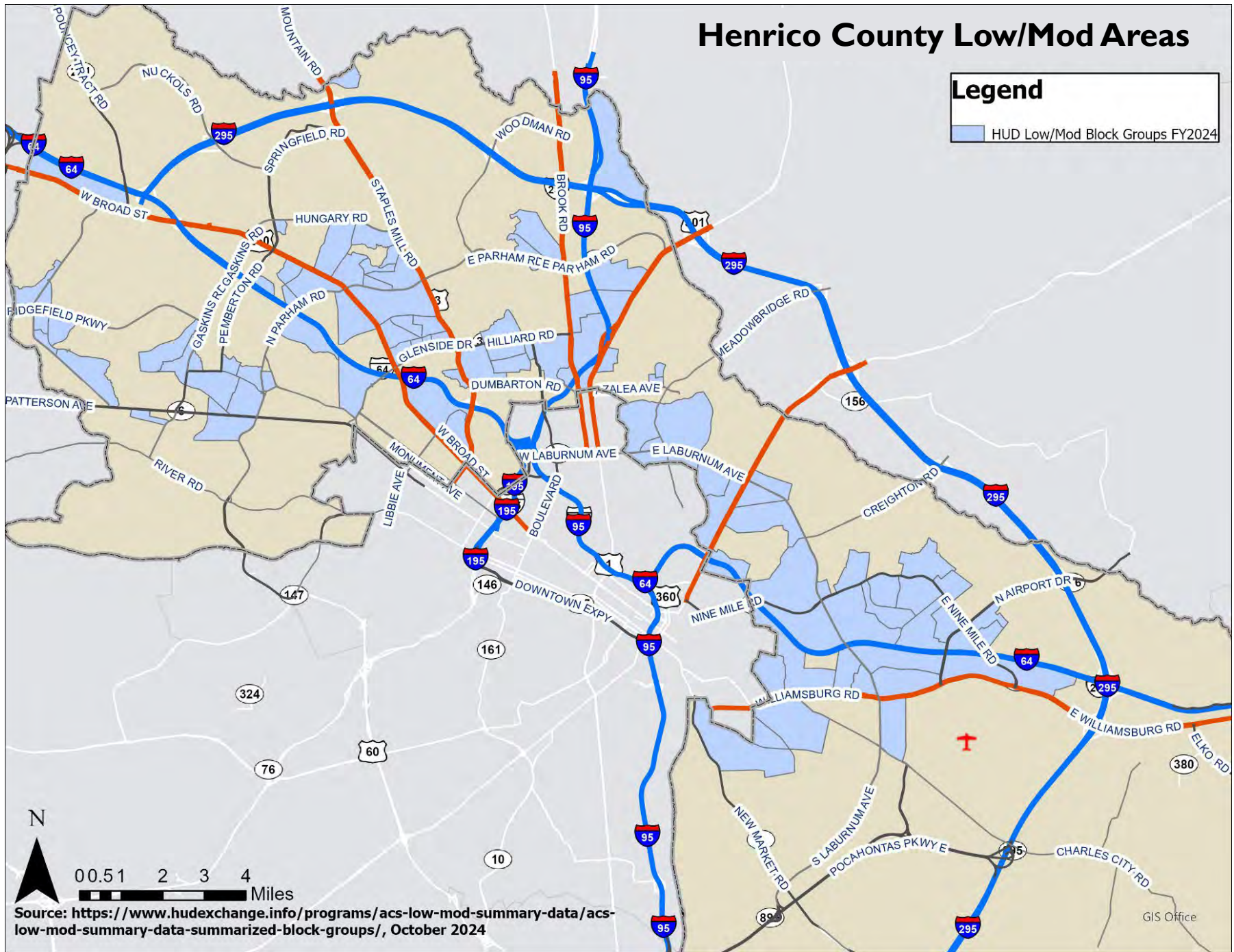
- Sidewalks
- Street lighting
- Sewer and water extensions



# Henrico County Low/Mod Areas

**Legend**

■ HUD Low/Mod Block Groups FY2024



Source: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-summarized-block-groups/>, October 2024

# USES OF CDBG FUNDS – Economic Development



- Create Jobs for low- and moderate-income persons
- Support commercial revitalization
- Enhance business corridors
- Technical and Financial Assistance to Small Businesses

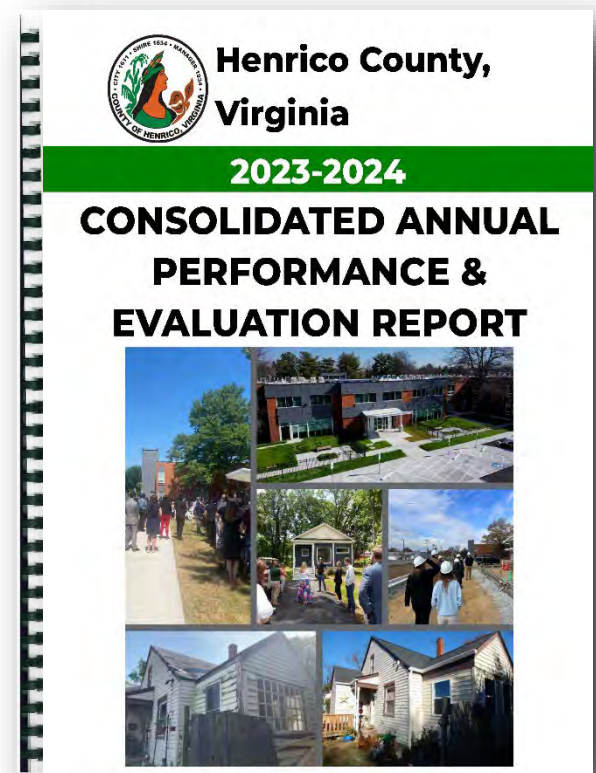




# CDBG and HOME ACCOMPLISHMENTS - 2023-24

Described in the Annual Performance Report (CAPER)

- 72 homes were rehabilitated or repaired for low-/mod-income homeowners
- 23 first-time homebuyers received down payment and closing cost assistance
- 2 homes were acquired, rehabilitated and sold to low-income first-time homebuyers
- 36 homeless households assisted

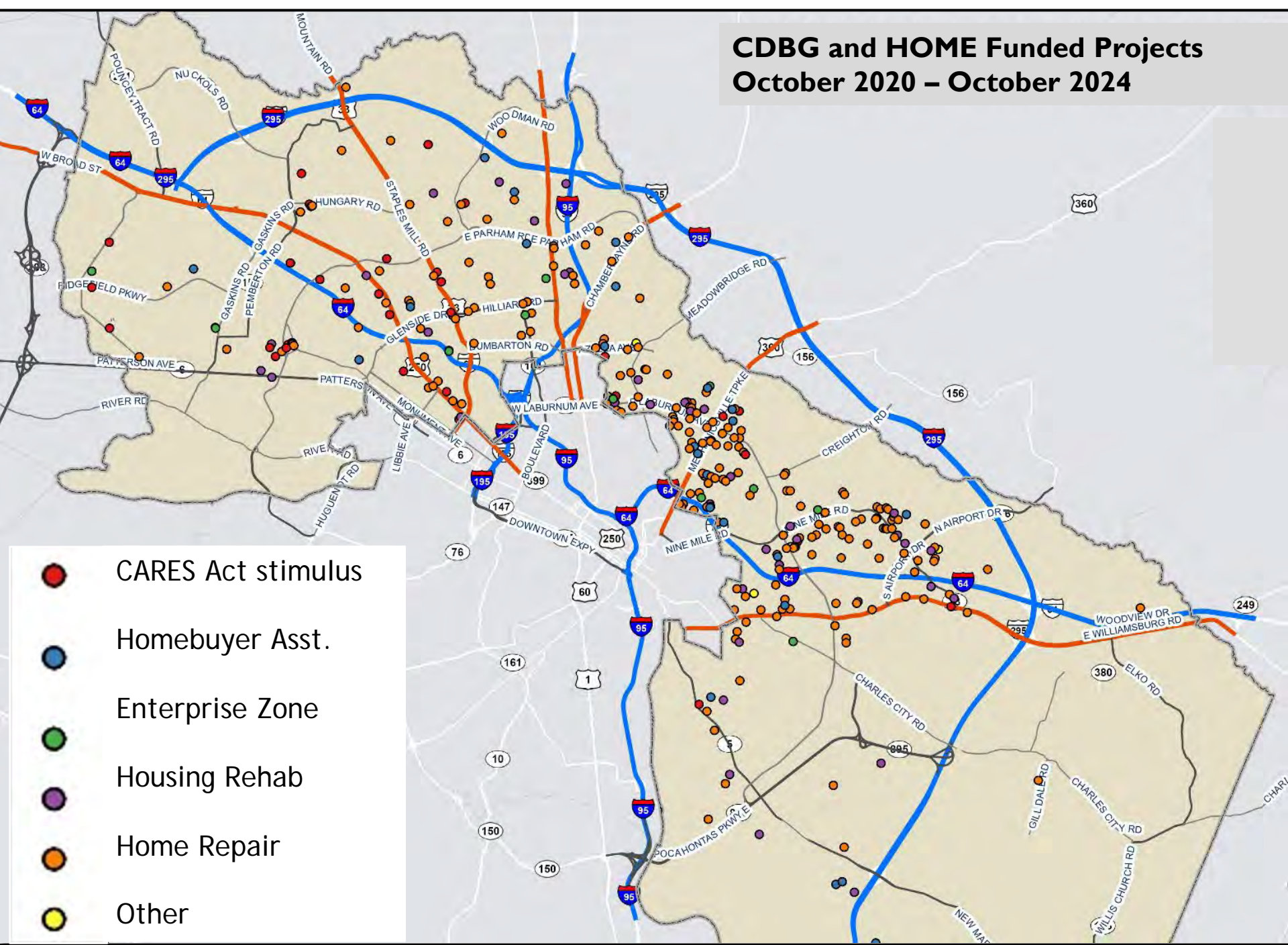


# ACCOMPLISHMENTS In 2023-24

- After-school program served 134 students living in 11 low-income communities
- 86 new units of permanent supportive housing completed at Cool Lane Commons
- Prevented homelessness and assisted persons experiencing homelessness through shelter, rapid re-housing, and relocation assistance.
- Grants to businesses through economic development assistance resulting in 5 new jobs for low-income persons.



# CDBG and HOME Funded Projects October 2020 – October 2024



# AFTER TODAY, WHAT'S NEXT?



- Remember to visit [henrico.gov/revit](http://henrico.gov/revit); take the survey through 2/10/25 and give us ideas.
- Staff will continue to receive input through mid-February:
  - Email comments to [revitalization@henrico.gov](mailto:revitalization@henrico.gov)
- Draft document will be available for public review in early June for 30 days.
- In July the Board of Supervisors will conduct a public hearing before the submission of the Consolidated Plan to HUD.

## Thank you

- Find updated information at: [henrico.gov/revit](http://henrico.gov/revit)

# **ECONOMIC DEVELOPMENT**

## **Typical CDBG Funded Economic Development Activities**

- Loans and Grants for Business Development and Expansion
- Business Incubators
- Façade Improvement Programs
- Microenterprise and Small Business Assistance
- Technical Assistance for Small Businesses
- Economic Development Infrastructure Projects
- Job readiness and skills training

# Building Façade Grants





The Faison Center-Pioneer Hall  
5311 Market Road



Performance Pickleball  
8641 Quilocasín Road



River City Veterinary Hospital  
5220 W Broad St



Thermo Fisher  
8700 Quilocasín Road

# Zoned for Success

An Enterprise Zone is a special area identified by Henrico County and approved by the state as being eligible for incentives designed to stimulate business development and job growth. Businesses located within the Enterprise Zone can take advantage of state and county incentives for physical improvements to their properties and job creation.

## Henrico Incentives

### FINANCIAL INCENTIVES

- Building Demolition Grant**
  - Up to \$30,000 for demolishing a structure to make way for a new building costing at least \$250,000
- Building Façade Grant**
  - Up to \$50,000 for renovations, including code compliance; some grants carry job creation requirements
- Existing Freestanding Signage Grant**
  - Up to \$2,500 for demolition, replacement, or refurbishment of an existing freestanding sign
- Landscaping Grant**
  - Up to \$2,500 for landscaping fronts of existing buildings or parking areas
- Off-Site Improvements Grant**
  - Up to \$15,000 for off-site drainage, water, sewer, broadband, sidewalk, and bus stop improvements
- Partial Tax Exemption of Rehabilitated Real Estate**
  - Up to a seven-year exemption of real estate taxes on the increase in value of a rehabilitated commercial or industrial building that is at least 26 years old
  - Assessed value of rehabilitated structure must be increased by 40% or more

### Paving and Parking Lot Sealing Grant

- Up to \$10,000 for paving parking areas at existing or expanding businesses
- Up to \$5,000 for sealing and striping

### Waived Fees

- Fees waived for Plans of Development, rezoning, and building permits

### PROFESSIONAL ASSISTANCE AND SERVICES

#### Accelerated Processing for Major Development Activities

#### Architectural Design Assistance

- Professional "schematic design" assistance for eligible businesses planning to improve building's appearance
- Includes renderings, guidance related to early architectural planning stages, and cost estimates for improvements

#### Commercial Revitalization Staff Assistance

#### Employment and Training Assistance

#### Fire Safety and Crime Prevention Assistance

#### Training Seminars

## Virginia Incentives

The Virginia Enterprise Zone program assists with real estate development and job creation costs in specially targeted areas identified by localities. These state incentives supplement Henrico's local Enterprise Zone program benefits.

### Job Creation Grants

- Available for manufacturing, warehouse, construction, and transportation businesses
- Not applicable to retail, personal service, or food and beverage jobs
- Businesses are eligible for grants of \$500 per job per year for five years if they:
  - Pay at least 150% but less than 175% of the federal minimum wage
  - Provide health benefits
- Businesses are eligible for grants of \$800 per job per year for five years if they:
  - Pay 175% of the federal minimum wage
  - Provide health benefits

### Real Property Improvement Grants

- New construction
  - Businesses must spend at least \$500,000
  - Grants are issued for up to 20% of expenditures in excess of \$500,000
- Rehabilitation or expansion
  - Businesses must spend at least \$100,000
  - Grants are issued for up to 20% of expenditures in excess of \$100,000
- Projects with an investment of up to \$5 million are eligible for grants up to \$100,000
- Projects with an investment of \$5 million or more are eligible for grants up to \$200,000
- Solar projects are eligible for grants up to 20% of expenditures with no threshold

# Enterprise Zone

Business Incentives and Grants That Drive Success



### HOW TO QUALIFY

Eager to grow or expand your business? Join hundreds of other large and small companies that have taken advantage of Henrico's Enterprise Zone. Qualify for benefits by doing any one of the following:

- Construct a new building or addition in the Enterprise Zone
- Add jobs to your business in the Enterprise Zone
- Improve an existing building in the Enterprise Zone

“ We’ve made countless improvements with these grants, including repaving our parking lot, improving the building façade, and adding dumpster gates. The County helped us from the very beginning. ”

- JOO LEE, CO-OWNER  
LABURNUM SHOPPING CENTER

### ENTERPRISE ZONE LOCATIONS





# Architectural Design Assistance



FULL SCALE STUDIO  
 Richmond, VA  
 804.335.5189  
 fullscalestudiollc@gmail.com

500,502,504,506  
 W NINE MILE

CONCEPTUAL,  
 NOT FOR  
 CONSTRUCTION

Project Address:  
 500, 502, 506 W NINE MILE RD  
 HIGHLAND SPRINGS, VA 23075

No.	Description	Date

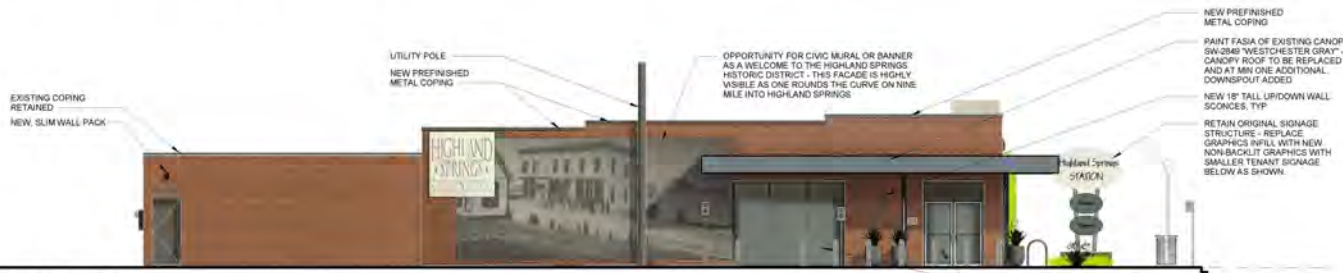
Project Number 24112  
 Date 10/16/2024  
 Drawn By BAC  
 Scale 1/8" = 1'-0"

PROPOSED  
 ELEVATIONS -  
 OPTION A

A7



"HIGHLAND SPRINGS STATION"  
**3** OPTION A - S.E. ELEVATION (N CEDAR AVE) PROPOSED/NEW  
 1/8" = 1'-0"



"HIGHLAND SPRINGS STATION"  
**2** OPTION A - N.W. ELEVATION (N BEECH AVE) - PROPOSED/NEW  
 1/8" = 1'-0" IMAGES CREDIT: MURAL/BANNER AND HIGHLAND SPRINGS LOGO: <https://thehistoryoflandburgva.com/>



"HIGHLAND SPRINGS STATION"  
**1** OPTION A - S.W. ELEVATION (W NINE MILE) PROPOSED/NEW  
 1/8" = 1'-0"



**4** Option B PERSPECTIVE LOOKING NORTH



**3** Option B PERSPECTIVE LOOKING EAST

**GENERAL NOTES - PERSPECTIVES**

THE PROJECT INVOLVES THE REHABILITATION OF A SERIES OF COMMERCIAL STRUCTURES WITHIN THE HIGHLAND SPRINGS NATIONAL HISTORIC DISTRICT. WHILE THE BUILDINGS HAVE BEEN MODIFIED IN THE PAST, THE MODIFICATIONS WERE LARGELY DONE WITHIN ITS TIME OF HISTORIC SIGNIFICANCE, INCLUDING THE LARGE CANOPY, NORMAN BRICK VENEER, PAINTED MASONRY IN SELECT AREAS, ETC.

THE PROJECT HAS HIGH VISIBILITY AS ONE ENTERS THE HISTORIC DISTRICT FROM THE WEST, AND THESE CONCEPTS AIM TO SERVE AS A WELCOMING APPROACH INTO THE DISTRICT. CONCEPT A PLAYS OFF THE AREA'S ORIGINS AS A STREETCAR/TROLLEY COMMUNITY, NAMING THE STRIP 'HIGHLAND SPRINGS STATION,' AND PROPOSING A LARGE MURAL ON THE WEST ELEVATION TO FURTHER ILLUSTRATE THIS CONCEPT.

EXISTING SIGNAGE STRUCTURE TO REMAIN WITH NEW HIGHER PLANTER TO DISCOURAGE SITTING.

PLANTER WILL DISGUISE UPLIGHTING FOR MAIN SIGNAGE, WHICH WILL NOT BE BACKLIT.

LARGE SIGN WILL BE FOR THE NAME OF THE OVERALL DEVELOPMENT. SMALLER SIGNAGE BELOW WILL BE TENANT SIGNAGE.



**2** Option A PERSPECTIVE LOOKING NORTH



**1** Option A PERSPECTIVE LOOKING EAST



FULL SCALE STUDIO  
Richmond, VA  
804.335.5189  
fullscalestudiolc@gmail.com

500,502,504,506  
W NINE MILE

CONCEPTUAL,  
NOT FOR  
CONSTRUCTION

Project Address:  
500, 502, 506 W NINE MILE RD  
HIGHLAND SPRINGS, VA 23075

No.	Description	Date

Project Number	24112
Date	10/16/2024
Drawn By	BAC
Scale	1/4" = 1'-0"

PERSPECTIVES

# Partnering for Small Business Assistance



## Henrico County Microenterprise Relief Fund

Virginia LISC and Henrico County are partnering together to provide relief to small businesses harmed by the COVID-19 pandemic.

The Henrico County Microenterprise Relief Fund was created to provide grants to support microenterprises in Henrico County. Eligible small businesses will receive grants up to \$10,000 to cover payroll, rent, utilities, vendor bills, and COVID-19 recovery related expenses.

The Fund is made possible by Henrico County Community Development Block Grant (CDBG) funding provided by the Department of Housing and Urban Development. CDBG is a type of federal funding with specific eligibility criteria.

### Grant Awards:

Between \$3,000 and \$10,000.

### Permitted Uses:

**Payroll:** costs only for employees (full-time and part-time), not contract labor.

**Rent payments:** rent between March 16, 2020 and the application date.

**Utility payments:** payments between March 16, 2020 and the application date.

**Vendor bills:** for goods already purchased that are unable to be sold, returned, or used due to the COVID-19 pandemic.

**Response and Recovery:** items purchased to operate safely during the COVID-19 pandemic, such as personal protection equipment (PPE), retrofits to your physical establishment, etc.



## Henrico County Small Business Resiliency Grant Program

LISC Virginia and Henrico County are partnering to help small businesses build their long-term resiliency and profitability during the pandemic and beyond.

SBRG provides grants and coaching services to small businesses in Henrico County negatively impacted by the COVID-19 pandemic. Businesses will receive grants between \$10,000 - \$25,000 and monthly coaching sessions to aid in the development and implementation of their project plan.

The Fund is made possible by Community Development Block Grant CARES Act (CDBG-CV) funding provided by the US Department of Housing and Urban Development (HUD). CDBG is a type of federal funding with specific funding eligibility criteria.

### Allowable projects:

- Creating new products/services related to the core business
- Installing technology for e-commerce
- Rehabilitation of commercial space to serve customers, enhance safety or business operations
- Retooling or purchasing equipment or operating supplies directly related to the project plan
- Consulting services related to project plan
- And More!

### Business Coaching:

- Create a project plan that includes goals and strategies for completing improvements
- Participate in monthly check-ins to report on activities and goals



# Homelessness & Other Services

## Emergency Shelter

Construction or rehabilitation of buildings for homeless shelters; shelter operations; provision of services to homeless individuals and families.

## Rapid Re-housing & Rental Assistance

Rapid re-housing helps homeless families and individuals obtain permanent rental housing to increase self-sufficiency and stay housed, providing on-going services, and interim rental assistance

## Homelessness Prevention

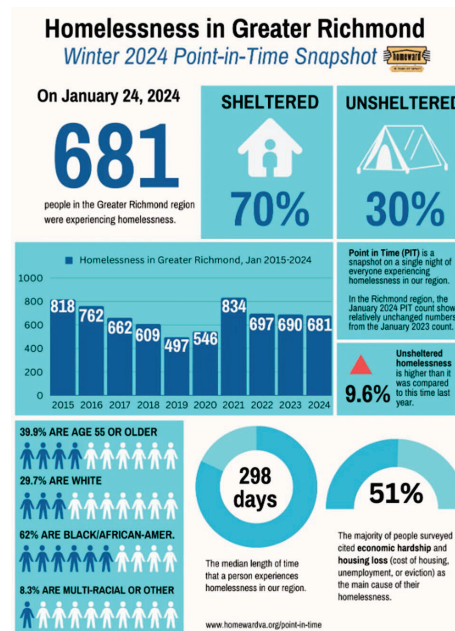
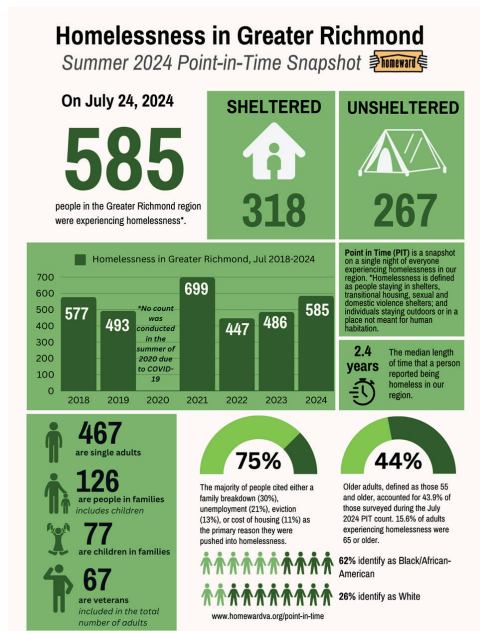
Rent Programs and assistance to prevent individuals and families from moving into emergency shelter or places not meant for human habitation



## Street Outreach

Essential services related to reaching out to unsheltered homeless individuals and families, and connecting and providing them with urgent non-facility based care.

## Homelessness in the Richmond Region:



2020: Fair Market Rent for a 2-bedroom apartment was \$1,061

2025: Fair Market Rent for a 2-bedroom apartment is \$1,711

The number of unsheltered persons more than tripled in Henrico between 2020 & 2024, increasing from 24 to 76.

Sources: Homeward and HUD

## Public Services

- Job training and workforce development
- After school programs for at-risk youth
- Child care
- Health services
- Substance abuse services (e.g., counseling and treatment)
- Fair housing counseling/outreach
- Education programs
- Services for senior citizens
- Services for homeless persons
- Recreational services
- Rental assistance
- Food assistance

CVDBG funds for public services are limited to 15% of annual allocation.

Funds can only be used for a program that is a new service or a quantifiable increase in the level of service.

## Current and Past Program Partners

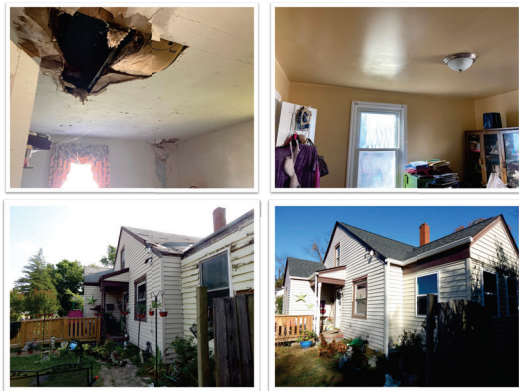


## Rehabilitation and Repair Owner-Occupied Housing

**Rehabilitation** corrects deficiencies to bring the home up to minimum housing standards and extends livability by undertaking substantial home improvements.

Services provided include:

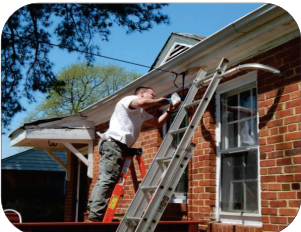
- Roof replacement
- Window replacement
- Flooring Replacement
- HVAC system replacement
- Accessibility improvements
- Majors system upgrades



**Critical Home Repair** addresses substandard housing conditions that pose an immediate threat to the health, safety and/or security of those residing in the home

May include:

- Roof repair/replacement
- Plumbing Problems
- Broken/Inoperable Windows
- Electrical System Problems
- Heating Systems
- Broken Steps and Ceilings



# HOUSING

## Down Payment Assistance

Provide down payment and closing cost assistance to low-income, first-time homebuyers.



County-wide, 39.4% of Henrico residents meet the federal definition of low- or moderate-income, a +2% change from 2020.

Owners: 64.5% of occupied housing units  
Renters: 35.4% of occupied housing units

### Program Partners:



## Development of New Affordable Housing

Provide funds to non-profit developers to create new affordable housing either through new construction or the purchase and rehabilitation of existing housing.



80.6% of homes built before 2000



## Housing for Special Needs Populations

Provide funding to non-profit developers and/or owners to develop, maintain, or improve housing for elderly, disabled, or other persons.



Cool Lane Commons: 86-unit apartment community for low-income persons.

29.3% of households pay over 30% of their monthly income towards housing

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	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350	\$102,400	\$109,450	\$116,500

Source: HUD low- and moderate-income summary data (LMISD) for FY 2024

Sidewalks: Laburnum Ave



# Infrastructure & Public Facilities

Must serve either:

- Low and moderate income areas
- Low and moderate income persons

Camp Baker

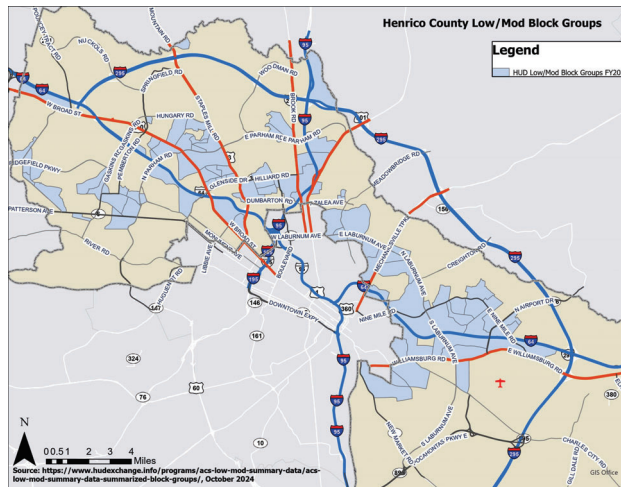


**1/3 of all County Residents live in a qualified Low and Moderate Income area**

CARITAS Shelter



Bus Shelter: Laburnum Ave



**Examples of this includes:**

- Playgrounds,
- Community Centers
- Sidewalks
- Street Improvements
- Water and Sewer Extensions
- Street Lighting
- Homeless Facilities
- Places serving Persons with Disabilities

**Non-profit organizations that serve low-income persons can be eligible for grant funds.**

**Examples include:**

- Group homes
- Adult day care
- Facilities for people with disabilities
- Homeless shelters
- Domestic violence shelters

Trinity Family Life Center



Highland Springs Community Center Renovation

