

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Finding Funding for the Future
June 17, 2026, Wytheville



**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**
Partners for Better Communities

COMMUNITY DEVELOPMENT BLOCK GRANT - CDBG



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CDBG

- Awarded to eligible units of generalized local governments
- MUST meet one of 3 National Objectives:
 - Elimination of Slum/Blight
 - Urgent Need (Weather Related)
 - Benefit low-and-moderate (LMI)
 - 80% or below AMI





CDBG



- Project Types:
- Public Infrastructure (Water/Sewer)
- Housing Production
- Single-Family Housing Rehab
- Economic Development
 - Job Creation/Retention
 - Site Development
 - Downtown/Business District Revitalization Projects
- Community Service Facilities
- Public Service
- Urgent Need
- Planning Grants





Community Development Block Grant



A qualified locality can apply for either a Planning Grant or a Project Grant



For the 2026 CDBG Program year, Planning Grants:



\$75,000 for a *Project-Driven Planning Grant*



\$40,000 for an *Activation Planning Grant* (also known as an “Overall Needs Assessment”)



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Community Development Block Grant

- ESTIMATES per the 2026 CDBG Program year, Project Grants:

Sub-Program	Project/Activity Type	Maximum Award	Project Delivery Costs
Planning Grants	Activation	\$40,000	-
	Project-Driven	\$75,000	-
	Economic Development		
	Job Creation/Retention		
	1 locality	\$1,250,000	\$125,000
	2 localities	\$1,500,000	\$150,000
	Business District Revitalization (BDR)	\$1,250,000	\$125,000
Project Grants	Infrastructure		
	Water/Sewer		
	1 locality	\$2,000,000	\$125,000
	2 localities	\$3,500,000	\$150,000
	Community Service Facilities	\$1,250,000	\$125,000
	Housing Production	\$2,000,000	\$200,000
	Housing Rehabilitation	\$1,500,000	\$150,000
	Public Services		
	1 locality	\$250,000	\$25,000
	2 localities	\$500,000	\$50,000
	Urgent Need	\$1,000,000	\$100,000



Monroe Street Housing



- CDBG Funding (Site Prep)
- \$2,000,000
- ASNH (Affordable and Special Needs Housing)
- ~\$ 5 million
- 30+ apartments

AFFORDABLE & SPECIAL NEEDS HOUSING - ASNH



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Affordable & Special Needs Housing Program

- Funds new construction or renovation of affordable housing
- Single, competitive online application form in up to two 'cycles' each year
- Awards multiple sources of funding (federal & state)
- In Fall 2025, awarded more than \$150m to 40+ housing developments

Common Applicants are non-profit or for-profit developers, public housing authorities.

- Eligible projects are 5 or more units, which will be for sale or for rent
- Serve incomes at or below 80% of the area's median income

Affordable & Special Needs Housing Program

Application Preparation

- In 2025 the application was open in mid-July to August 28
- ASNH team will provide pre-application technical assistance
- Most successful applicants have secured site control, zoning, and preliminary costs/drawings
- Most successful applicants have some committed funding (tax credits, construction intent to loan)

FY27 Funding Availability

- State funds based on new biennium budget, estimated \$70m
- Federal funds based on Congressional budget, estimated \$12m+ in two funding sources



ASNH Contact Information

Rental Developments

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Homeownership Developments

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More program details available – dhcd.virginia.gov/ASNH

INDUSTRIAL REVITALIZATION FUND (IRF)



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INDUSTRIAL REVITALIZATION FUND

The intent of the Industrial Revitalization Fund (IRF) program is to fund **shovel-ready projects** that will act as a catalyst to **spark additional private investment and job creation** in distressed areas that have been targeted for economic development and community revitalization as part of a larger economic restructuring or economic development strategy.

SINCE ITS INCEPTION IN 2012,
THE IRF PROGRAM HAS



Assisted in over 180 projects across Virginia



Generating over \$250 million in public & private investment



Resulting in the creation of more than 2,000 jobs



INDUSTRIAL REVITALIZATION FUND (IRF) SNAPSHOT

WHAT

Funding for the rehabilitation of large-scale derelict structures no longer suited for their original purpose

WHY

To catalyze revitalization by eliminating blight through market-driven redevelopment

HOW

Grants or Loans of up to \$1,000,000 with a 1:1 match required

WHEN

Awarded Annually, with Summer 2026 Application Deadline

WHO

Local Government applicants (can be on behalf of non-profit or for-profit)

BEFORE



AFTER

ELIGIBLE PROPERTIES

The program is targeted toward **vacant and deteriorated** properties whose poor condition creates a notion of physical and economic blight in the surrounding area and is a deterrent to surrounding development.

Former Uses

- Manufacturing
- Department Stores
- Warehousing
- Theaters
- Hotels
- Transportation
- Shopping Centers
- Power Production
- School Buildings
- Residential

Ineligible

- Greenfield Sites
- Scattered Sites



ELIGIBLE END USES

Hotels

Retail

Community center

Museum

Event space

Restaurant

Brewery

Theater

Shared workspaces

Business incubator

Childcare centers

Manufacturing

Tech centers

Community kitchens

Food service

Art studios

Mixed use*

***For mixed use, at least 25% of the total sq ft must be allocated to commercial use**



ENTERPRISE ZONE GRANT



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Enterprise Zone Grant

The Virginia Enterprise Zone (VEZ) program is a partnership between state and local government that encourages job creation and private investment. VEZ accomplishes this by designating Enterprise Zones throughout the state and providing two grant-based incentives, the **Job Creation Grant (JCG)** and the **Real Property Investment Grant (RPIG)**, to qualified investors and job creators within those zones, while the locality provides local incentives.

**SINCE MARCH 2020
THE EZ PROGRAM HAS**



Funded 835 projects
across Virginia



Generating over
\$1.7 billion in private
investment



Resulting in grant
awards for more
than 5,300 jobs



ENTERPRISE ZONE GRANT SNAPSHOT

WHAT

Grant reimbursement based on minimum threshold investments in new construction or number of net new positions created

WHY

To encourage investment into property and creation of jobs paying at least 150% of Virginia minimum wage and offering health benefits

HOW

Application is made after investment complete or positions created/retained

WHEN

Application portal opens in January
Grant applications due by April 1st

WHO

Business making investment or creating jobs is the applicant

Real Property Investment Grant

BEFORE



AFTER



*For mixed use, at least 30% of the total sq ft must be allocated to commercial use

Eligible Property Types

Industrial
Commercial (office or retail)
Mixed-use*

Qualified Real Property Investments

Hard construction costs associated with exterior, interior, structural, mechanical, or electrical improvements necessary to construct, expand, or rehabilitate a building

Job Creation Grant



Qualifying for JCGs

- ✓ Within EZ boundaries
- ✓ Positions are full-time & permanent
- ✓ Net new positions for Virginia
- ✓ Over the 4-job threshold
- ✓ Offer to pay at least 50% health benefits
- ✓ Meet minimum wage requirements

Ineligible Positions

- Personal Service (NAICS 812)
- Food and Beverage (NAICS 722)
- Retail (NAICS 441-548, 451-454)
- Units of Government
- Nonprofits (except NAICS codes 813910 & NAICS 813920)

Grant Award Amounts

125% minimum wage - \$500*

150 % minimum wage = \$500

175 % minimum wage = \$800

* SWaM Certified Business or HUA Employment Areas

COMMUNITY BUSINESS LAUNCH



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Community Business Launch (CBL) Snapshot

WHAT

A place-based entrepreneurial development strategy that fills a critical need or gap in a community's market

WHY

To fill a concentration of vacancies, reactivate white-elephant buildings or underutilized properties with expansion or start-up ventures

HOW

By training entrepreneurs, creatives, producers, and small business owners on best practices in business planning and operations. Grantees may receive up to \$60,000

WHEN

Applicants have until December 31, 2027 to complete the training and have businesses open

WHO

All entrepreneurs with business ideas interested in opening a physical space (non-profits ineligible)

Community Business Launch

Who is eligible?

- Local Governments and quasi-government (EDA, IDA)
- Non-profit Economic Development Organizations
- Main Street Organizations
- Regional Economic Development Groups
- Chambers of Commerce

Targeted Areas can include:

1

Urban neighborhood commercial districts or historic downtowns with clustered, move-in ready vacancies

2

Buildings with multi-tenant incubator potential

3

Vacant lots or infill locations that can be reactivated with entrepreneurial activity

Community Business Launch (CBL) FY27 Applications

TIMELINE

- Applications NOW OPEN through June 17, 2026
- Award Announcements Fall 2026
- Business classes begin early 2027
- Businesses open in storefronts Dec. 2027



Dimora (FY25)



WANT TO LEARN MORE?

Recorded How-to-ApPLY webinar can be found under 'Resources' at:

[Dhcd.virginia.gov/cbl](https://dhcd.virginia.gov/cbl)



Laney Kickz (FY25)



VIRGINIA MAIN STREET - VMS



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Virginia Main Street Snapshot

WHAT

Preservation-based economic and community development program that follows the Main Street America approach building regional economic prosperity

WHY

Address needs for revitalization and on-going management of smaller to mid-sized downtowns

HOW

Provides technical assistance, grant funding, and specialized training empowering VMS localities using the Main Street Four-Point approach

WHO

Main Street organizations across Virginia
Exploring Main Street
Mobilizing Main Street
Advancing Main Street



Advancing Main Street Community/ Designated Main Street Community



Great American Main Street
Award Winner (one of three in the
country!)

Reduced vacancy rates from 42%
in 2014 to just 4% today!

42 buildings rehabilitated;
leveraged private
investment of \$32 million



RESIDENTIAL SITES & STRUCTURES DATABASE



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About DRSS

Marketing tool for local governments to advertise sites and structures suitable for future residential or mixed-use development or Redevelopment.

Locality Access:

To register an account and create listings, a representative of the local government should email **drss@dhcd.virginia.gov** with your name, phone number, and email address associated with the locality. Once registered, the local government may begin submitting eligible properties.

DRSS Users

- Local Governments
- Housing Developers
- Nonprofit Organizations
- Real Estate Professionals
- Economic Developers
- Employers
- Housing Advocates

Eligible Properties

- Publicly owned
- Publicly and privately owned
- Privately owned and authorized by the locality for residential development

DRSS Provides:

- Property address and locality
- Available acreage and zoning
- Ownership, assessment values, sale/lease prices
- Types of units allowed
- Incentive zones
- Site specifications, environmental, utility, broadband, and transportation information

Access

- Public Access (Public Listings page)
- Locality Access (Registration for locality login used to create and manage property listings in the database)

Statewide Residential Database (DRSS)

Resources & Information

Visit dhcd.virginia.gov/drss for additional information on the database, including a walk-through demonstration video and Data Dictionary.

Access the Public Listings page:
<https://dmz1.dhcd.virginia.gov/DRSS/Public/Listings>

Contact:
drss@dhcd.virginia.gov

 **DRSS**

Disclaimer: The DRSS system is a database that is updated periodically and intended for informational use only. By continuing, you are agreeing to use this database for informational purposes only and understand that the information on this site is not guaranteed to be accurate. The publication of information in this database does not create any right or interest in any property for any party. Please check with the relevant local government to confirm all information, especially information related to allowable uses and densities.

DHCD Residential Sites and Structures - Data Filter | Search

SITE NAME / ADDRESS

OR

-SITE / STRUCTURE-

-ACREAGE AVAILABLE

-PUBLICLY OWNED-

-LOCALITY-

To Search, Please Click On Either The Site Name/Address Entry, Or Any Of The Filter Entries. To Perform A Direct Search By Property Name or Address, Please Click On The Site Name/Address Field And Enter A Search Term. To Conduct Search By Filtering, Please Click One Of The Five Available Filters And Select From The List Of Provided Values.

[Return Default Order / Clear Filtering](#)

Date Created	Property ID	Property Name	Property Address	Locality	Acreage Available		
2024-12-04	C119151	1418 Ballentine Blvd, 3101, 3115 E Princess Anne Rd	1418 Ballentine Blvd, 3101, 3115 E Princess Anne Rd, NORFOLK, 23504	Norfolk City	2.30 acres		View Listing
2024-12-04	C119141	712 E 23rd St	712 E 23rd St, NORFOLK, 23504	Norfolk City	0.27 acres		View Listing
2024-10-22	N093109	J.J. Kelly Property	716 Birchfield Rd, Wise, 24293	Wise County	7.76 acres		View Listing
2024-09-24	T254102	Shipp St Property	Shipp St, New Market, VA 22844, New Market, 22844	New Market Town	5.00 acres		View Listing

APPALACHIAN REGIONAL COMMISSION - ARC



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ARC Area Development

WHAT

Appalachian Regional Commission is a state/federal partnership with the focus on economic development

WHO

Twenty-five (25) Counties and Eight (8) Cities in Virginia

WHY

All projects must advance at least one of ARC's current strategic goals and corresponding state strategy

WHO

Eligible entities include state and local agencies, local governing boards, nonprofit organizations, Indian tribes, and higher education institutions



**Appalachian
Regional
Commission**

**Create
Economic
Opportunities**

**Develop a
Ready
Workforce**

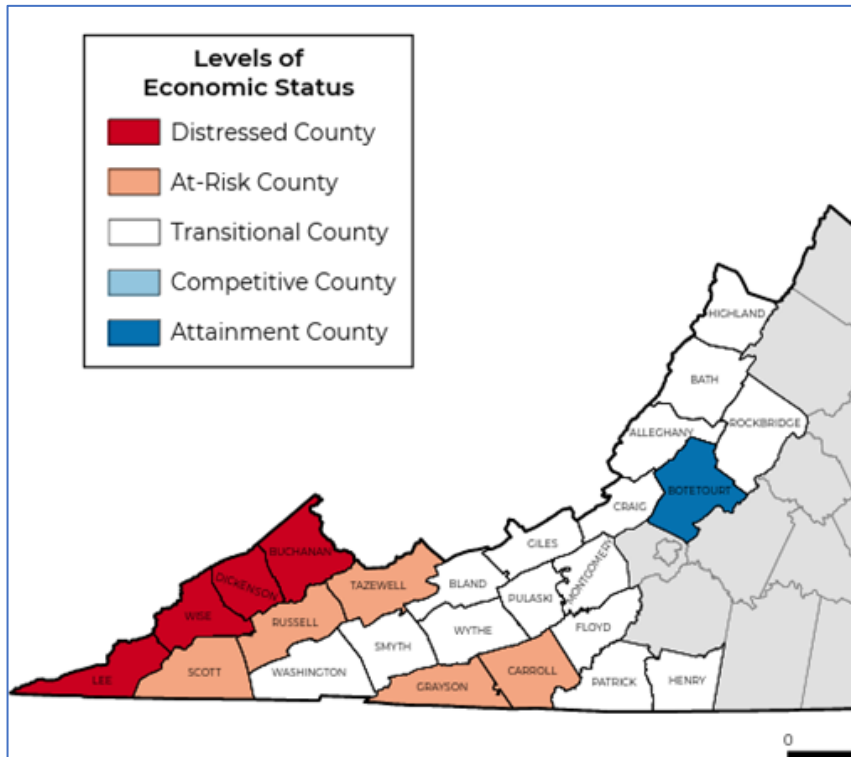
**Build Critical
Infrastructure**

**Cultivate
Natural and
Cultural Assets**

**Foster Leadership
and Community
Capacity**

Strategic Goals

ARC Area Development



Construction Projects

- \$700,000 limit
- \$1,000,000 regional

Non-Construction Projects

- \$100,000 limit
- \$300,000 regional

Planning Grants

- \$50,000 limit
- \$100,000 regional

Match

- Required
- Based on locality status

Millwald Theater



ARC Funding

- \$500,000

IRF Funding

- \$500,000

Historic Tax Credits (State and Federal)

Wythe-Bland Foundation

THANK YOU



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