



# VEZ VIRGINIA ENTERPRISE ZONE GY2023 ANNUAL REPORT



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

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## VEZ Program Overview

*Located in Smyth County, SIG's, (formerly Scholle IPN) expansion of their facility encompasses 72,500 square feet plus the addition of 700 feet of rail and a spur to facilitate importing of raw materials for their blown film exterior process.*

The Virginia Enterprise Zone (VEZ) initiative is a collaboration between the Commonwealth of Virginia and local governments, aimed at boosting job creation and investment in real property. This program seeks to stimulate economic growth and rejuvenate economically challenged areas at both local and regional levels.

Originating in 1982, VEZ began as a tax credit initiative. Subsequently, the Enterprise Zone Grant Act of 2005 replaced the prior tax credit benefits with two new grants: the Real Property Investment Grant (RPIG) and the Job Creation Grant (JCG). These grants are tied to performance, necessitating companies to meet specific job creation criteria and/or initiate real property investments before becoming eligible for grant consideration.

The 2005 act also permitted prequalified businesses to maintain access to the former general income and investment tax credit incentives. The tax credit program reached its official conclusion in 2019.

Virginia comprises 45 enterprise zones, covering approximately 245 square miles. These zones are located within 20 cities, 34 counties and 12 towns. In the 2023 Grant Year (GY2023), 17 out of the 45 zones were categorized as joint zones, which includes zones designated jointly by counties and towns before 2005. Additionally, 12 localities had two enterprise zone designations.

# Grant Year 2023 Program Summary

**Table 1 | Grant Year 2023 Summary**

Total Funds Available: \$16,250,000



	RPIG	JCG	Total
Fund Requests	\$13,187,294.91	\$2,029,655.00	\$15,216,949.91
Funds Disbursed	\$13,187,294.91	\$2,029,655.00	\$15,216,949.91
Number of Grants Issued	140	40	180
Number of Entities	131	40	171
Proration (RPIG only)	\$0	N/A	\$0
Jobs Created	N/A	3,274.14	3,274.14
Investment Leveraged	\$293,764,115.54	N/A	\$293,764,115.54
Average QRPI per RPIG Grant	\$2,098,315.11	N/A	\$2,098,315.11

- Unique businesses and/or investors receiving grants

# Real Property Investment Grant (RPIG)

The Real Property Investment Grant (RPIG) offers financial assistance to offset the “hard” construction expenses associated with qualified real property investments (QRPI) in enterprise zones. These investments pertain to properties under new construction, expansion, or rehabilitation. For QRPI amounts under \$5 million, the program extends grants of up to 20% (capped at \$100,000 within five consecutive years) of the total QRPI within a building or facility. If the QRPI reaches or exceeds \$5 million, grants per building or facility are attainable up to a maximum of \$200,000 over five consecutive years.

In cases of rehabilitation and expansion projects, a minimum QRPI of \$100,000 is necessary to qualify for RPIG. For new construction initiatives, a minimum investment outlay of \$500,000 is required for eligibility. Grant allotments for all property types are calculated based on 20% of the investment that surpasses the \$100,000 and \$500,000 thresholds for rehabilitation and new construction.

In 2019, the program expanded to include solar projects. Along with this expansion, the threshold amounts for projects incorporating solar panels were lowered, making it easier for such projects to qualify for funding or support. New construction projects that include solar must have a total investment that exceeds \$450,000 in QRPI to qualify. Rehabilitation and

expansion projects that include solar panels qualify at the lower threshold of \$50,000 in QRPI. Solar-only projects ranging from \$50,000 to \$100,000 are exempt from minimum threshold requirements for grant eligibility. If the solar panels are the only investment made to the building or facility, the grant amount is 20% of the amount made in solar installation.

Allocation of enterprise zone grants hinges on an annual appropriation by the General Assembly. As per statute, funding priority is given to Job Creation Grants (JCGs). After fully funding JCGs, any remaining funds are distributed to RPIG, and the payment to each RPIG applicant is proportional if grant applications exceed the remaining funds. In GY2023, RPIG requests were fully awarded without proration. Table 2 provides a visual representation of the calculations for grant requests under RPIG.

**Table 2**  
**Example-RPIG Threshold and Award**

TYPE	Investment	Threshold	Total Grant-Eligible Funds	Grant Rate	Grant Request	Pro-ration	Grant Award
New Construction	\$1,000,000	\$500,000	\$500,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion	\$500,000	\$100,000	\$400,000	20%	\$80,000	\$0	\$80,000
New Construction with Solar	\$1,000,000	\$450,000	\$550,000	20%	\$100,000	\$0	\$100,000
Rehab/Expansion with Solar	\$100,000	\$50,000	\$50,000	20%	\$10,000	\$0	\$10,000
Solar-only	\$75,000	\$0	\$75,000	20%	\$15,000	\$0	\$15,000

# Job Creation Grant (JCG)

The Job Creation Grant (JCG) offers financial incentives to encourage the establishment of full-time employment opportunities with compensation exceeding the minimum wage within enterprise zones. In 2021, the Virginia General Assembly enacted legislation modifying the interpretation of “minimum wage” within the VEZ program. As outlined in Virginia Code 13VAC5-112-10, “minimum wage” signifies either the federal or Virginia minimum wage, whichever is higher, determined for the ongoing calendar year by the department as of Dec. 1 of the preceding year. This determination remains effective throughout the year, unaffected by fluctuations in the federal or state minimum wage during that period. For GY2023, the applicable state minimum wage was \$11 per hour.

Eligible businesses meeting the criteria have the potential to receive up to \$800 for each net new, permanent, full-time position beyond a baseline threshold of four positions, spanning a maximum span of five years. Qualified businesses can secure grants for up to 350 positions created annually, for a cumulative maximum of five years. It is important to note that sectors such as retail, food and beverage, personal services and nonprofit positions are ineligible for JCG benefits.

In regions designated as High Unemployment Areas (HUAs), qualifying businesses can acquire JCGs amounting to \$500 for each job established, adhering to program prerequisites, with a lowered wage threshold set at 125% of the minimum wage. HUAs encompass localities where unemployment rates are equal to or exceed 150% of the statewide average unemployment rate. For a comprehensive listing of HUA zones for GY2023, refer to Appendix E.

SWaM-certified business entities meeting regulations set forth by the director of the Virginia Department of Small Business and Supplier Diversity under § 2.2-1606, subdivision 8, of the Code of Virginia are qualified to apply the reduced wage rate threshold (125% of minimum wage) in fulfilling requirements for the \$500 grant.

In all other enterprise zones, qualifying positions yielding compensation of at least 150% of the minimum wage are eligible for a \$500 grant per new position formed, while positions offering at least 175% of the minimum wage qualify for an \$800 grant per created position, as demonstrated in Table 3.

**Table 3**  
**JCG Grant Wage Thresholds and Awards**

<b>ELIGIBILITY</b>	<b>% of Minimum Wage</b>	<b>Hourly Pay Minimum</b>	<b>Grant Award Per Job*</b>
<b>HUAs / SWaM</b>	125%	\$13.75	\$500
<b>All Other EZs</b>	150%	\$16.50	\$500
<b>Max</b>	175%	\$19.25	\$800

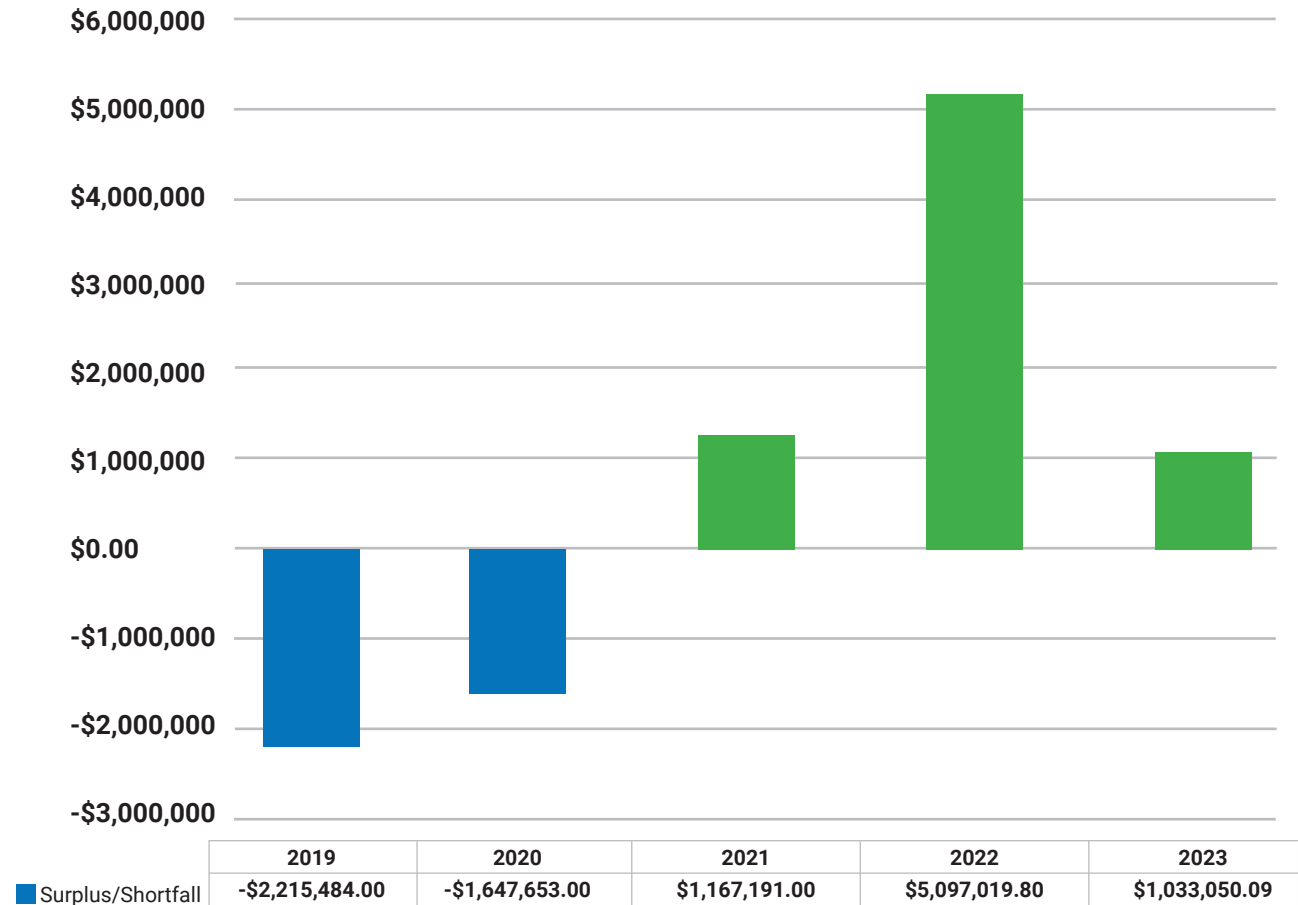
*\*Jobs above the four-job minimum threshold meeting all other program requirements*

# Grant Year 2023 RPIG Overview

In total, 140 RPIG grants were issued to 131 distinct investors and businesses. These investors and businesses utilized \$293,764,115 for qualified real property investments, resulting in RPIGs, with an average QRPI per grant amounting to \$2,098,315.

Figure 1 and Table 4 depict the contrasts between allocations and requests for VEZ grants over the last five years. In the past, the program faced challenges in fully funding grant applications. Since 2021, however, there has been an increase in program funding, allowing for the full financing of JCG and PRIG grants for three consecutive years.

**Figure 1:**  
Funding and Proration GY2023 | Surplus/Shortfall



# Grant Year 2023 RPIG Overview

**Table 4:**  
RPIG Proration by Grant Year 2019-2023

YEAR	2019	2020	2021	2022	2023
<b>Surplus/Shortfall</b>	-\$2,215,484.00	-\$1,647,653.00	\$1,167,191.00	\$5,097,019.80	\$1,033,050.09
<b>Appropriation</b>	\$14,500,000.00	\$14,500,000.00	\$14,750,000.00	\$16,250,000.00	\$16,250,000.00
<b>Grant Request</b>	\$16,715,484.00	\$16,147,653.00	\$13,582,809.00	\$11,152,980.20	\$15,216,949.91
<b>RPIG Request</b>	\$13,788,160.00	\$14,217,222.00	\$11,089,415.74	\$9,357,734.20	\$13,187,294.91
<b>Proration</b>	84%	88%	0%	0%	0%

Since the VEZ grant programs were created in 2005, most funds have been utilized for RPIG awards; however, beginning in GY2010 JCG applications were given funding priority. JCG awards are funded at 100%, and then the remaining funds are prorated, if necessary, among qualifying RPIG applicants. The demand for RPIG awards has consistently outweighed the demand for JCGs over the last decade.

In GY2023, the ratio of RPIG to JCG requests was \$6.50 in RPIG requests for every \$1 in JCG requests.



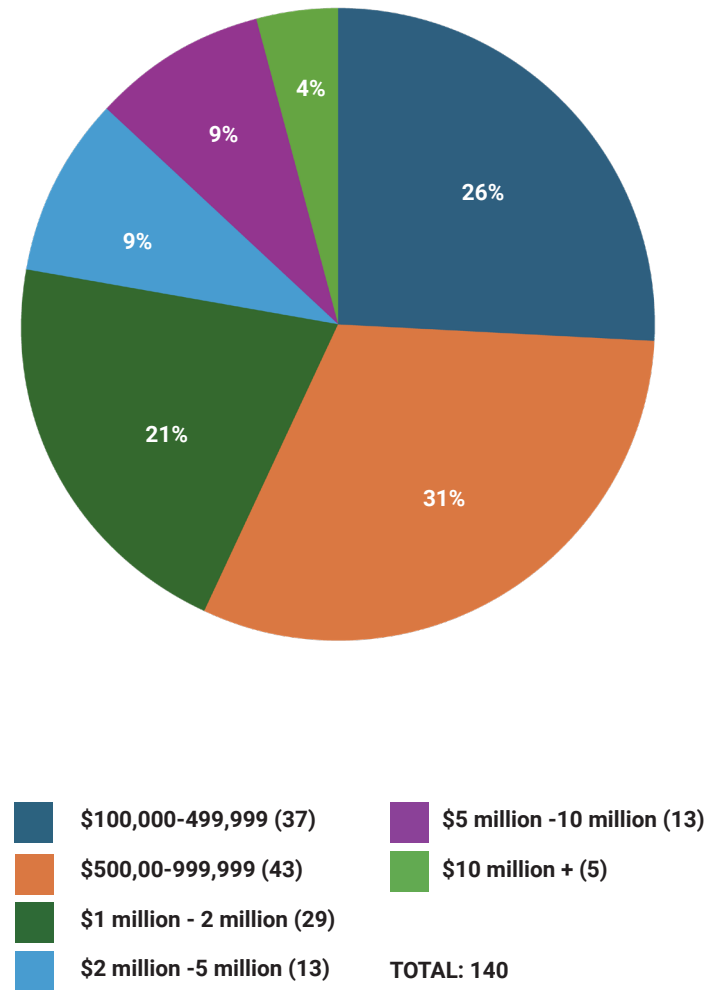
# Grant Year 2023 RPIG Overview

RPIGs are granted to zone investors based on their qualified real property investments, which encompasses a varying spectrum of amounts. During GY2023, zone investors engaged in QRPIs spanning from \$116,771 for a rehabilitation of an existing building, to \$42,885,190 for a new construction project. Figure 2 shows an illustration of the zone investments ranges and the percentage of grant applications received in GY2023 within those ranges.

In GY2023 QRPI investments ranging from \$500,000-\$499,999 comprised 31% of the grant applications, followed by investments ranging from \$100,000-\$499,999 making up 26% of applications. Investments in the \$1M - \$2M bracket range followed closely, comprising 21% of all grant applications. Collectively, these applications (QRPI of \$2M or less per investor) contributed around 27% of the total QRPI for GY2023 applications. In GY2023 investments ranging from \$2M-\$5M comprised 9% of the RPIG applications, comparatively applications in the \$5M-\$10M also constituted 9% of the total applications. The largest QRPI investment range, \$10M and above, has the least amount of RPIG applications at only 7.5%, which is to be expected based on the higher QRPI range and previous trends.

The total QRPI for GY2023 was \$293,764,115. Investors with investments of at least \$5M encompassed 60% of the total QRPI made in 2023 while only being 13% of the total applications.

**Figure 2:**  
**Grants by Investment Amount**

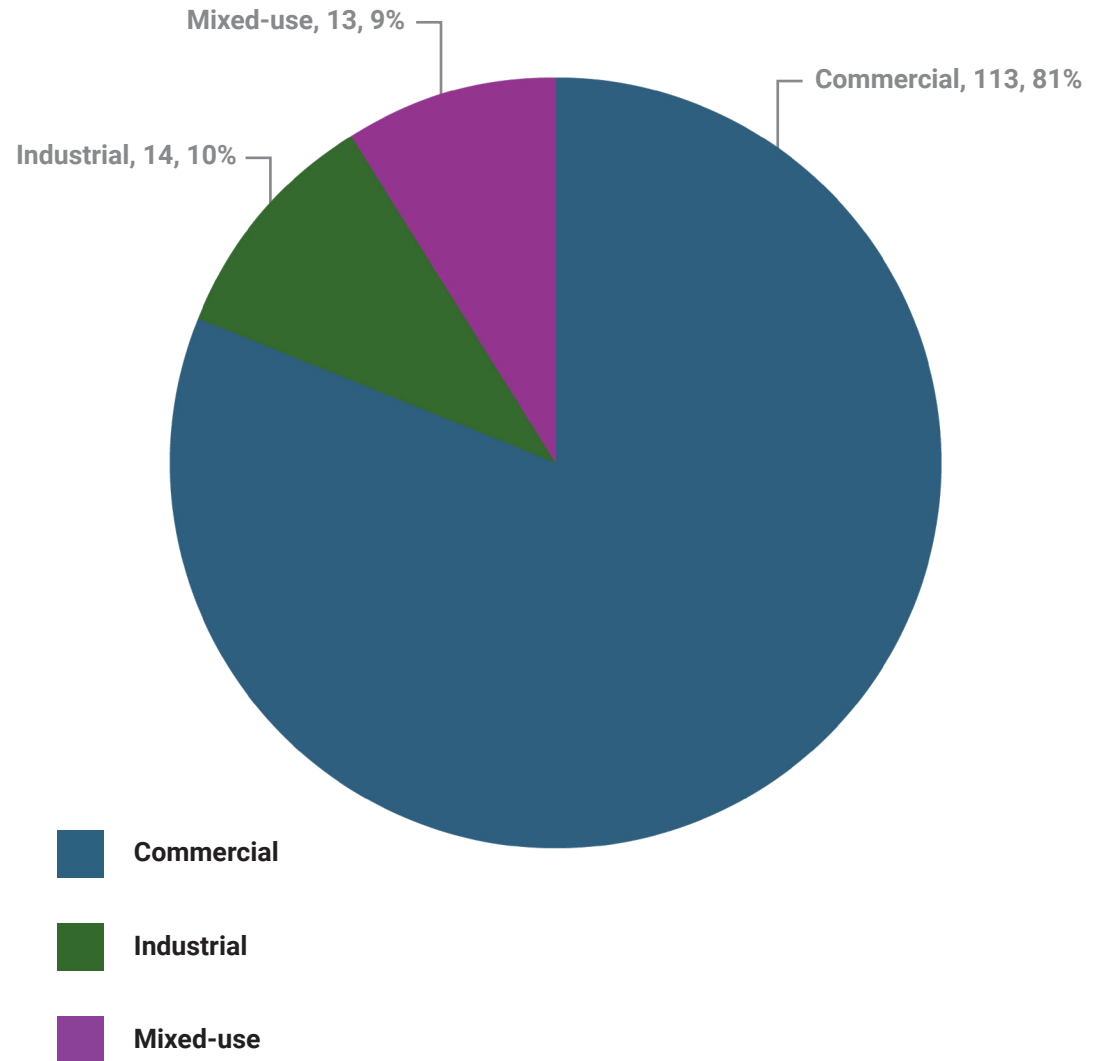


# GY2023 RPIG by Property End Use

RPIG funding is exclusively accessible for investments into commercial, industrial, or mixed-use properties, where a minimum of 30% of the usable floor space is allocated to commercial, office or industrial functions.

Both retail and office properties fall under the category of commercial properties in the context of RPIG. As highlighted in Figure 3, commercial projects in GY2023 constituted the largest segment, accounting for a little over 80% of the RPIG applications. The remaining 20% of applications were distributed among industrial projects, accounting for 10% of applications and mixed-use properties accounting for the remaining 9% of applications. In the GY2023, 113 RPIGs were commercial use, followed by 14 for industrial properties and 13 for mixed-use developments.

**Figure 3:**  
**GY2023 RPIG Application by Property End Use**

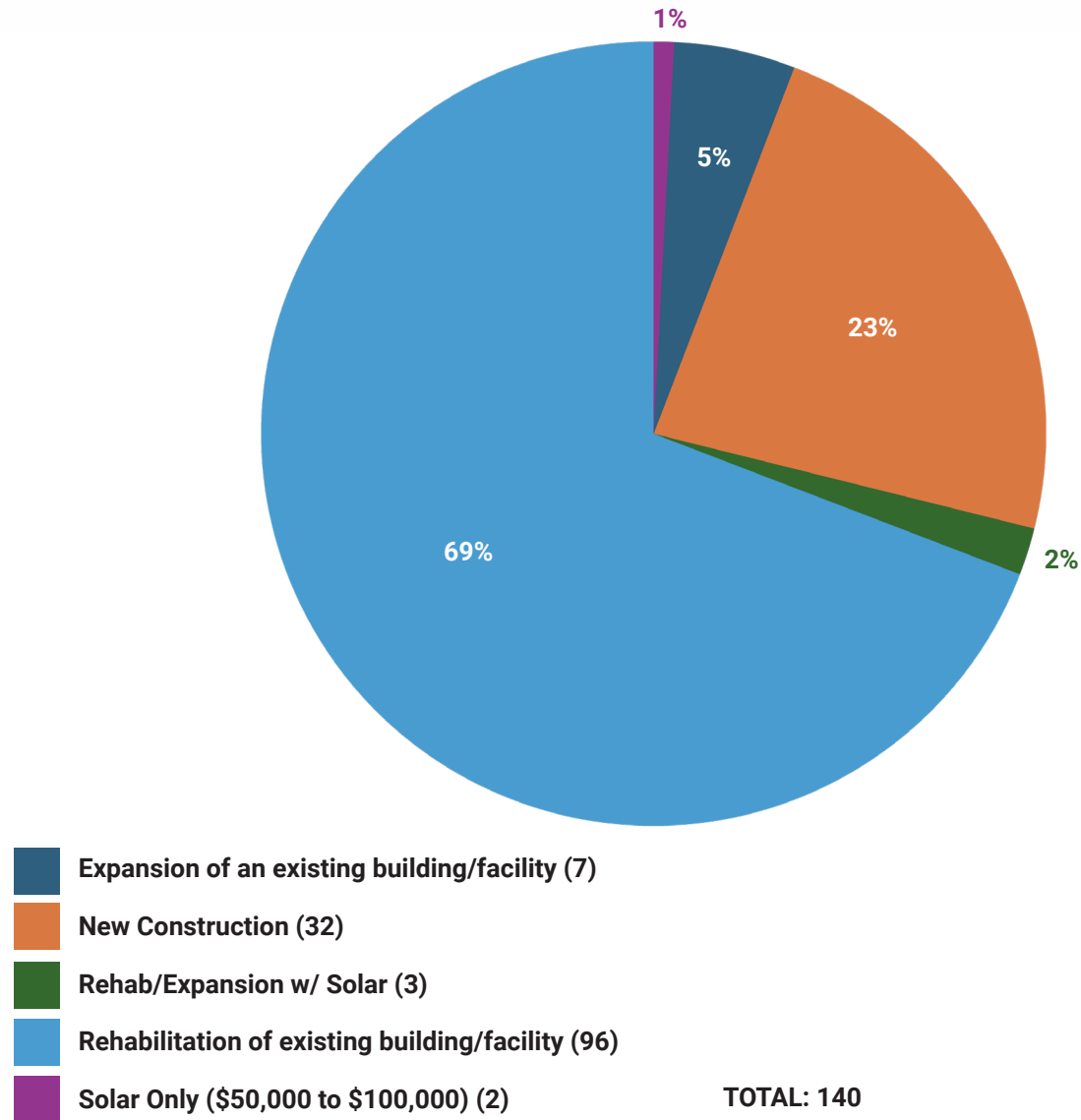


# GY2023 RPIG by Project Type

Property enhancements that are eligible for RPIGs encompass new construction, rehabilitation of existing structures, expansion of current buildings or facilities, and solar projects. Figure 4 illustrates the distribution of RPIG awards based on the type of property improvements made in GY2023. Projects in which solar was the only investment to the building/facility were introduced as eligible in GY2020, accompanied by a new and lower threshold for projects involving solar installations.

In GY2023, rehabilitation of existing buildings/facilities accounted for the majority of grant applications, with 69% of projects in this category, followed by 23% of applications from new construction projects. This is consistent with past years' data. The consistently high number of rehabilitation projects each year highlights the program's success in achieving its goal of stimulating economic development through revitalization.

**Figure 4:**  
**GY2023 RPIG Applications by Project Type**



# GY2023 RPIG by End Use and Project Type

There are multiple factors contributing to why rehabilitations of commercial spaces make up the majority of RPIG awards. Numerous enterprise zones encompass downtown areas and commercial corridors, fostering a significant number of small- and mid-size commercial rehabilitation projects spanning retail, restaurants, office spaces and other commercial uses. In these zones, resources like the Virginia Main Street program or local rehabilitation tax incentives often encourage adaptive reuse and rehabilitation as opposed to demolition and new construction.

In the 2023 grant cycle, new construction projects had the highest average Qualified Real Property Investment (QRPI) among all property improvement types, averaging \$5.2 million. This was followed by the expansion of existing buildings and facilities, with an average QRPI of \$2.7 million. Notably, solar-only projects saw a significant increase, reaching an average QRPI of \$542,927—substantially higher than in previous years. The average QRPI for the rehabilitation of existing buildings or facilities stood at just over \$1 million. Additionally, projects that incorporated solar components, whether through rehabilitation or expansion, achieved an average QRPI of \$1.5 million.

This rise in solar-inclusive projects reflects the program's growing influence in encouraging investors to integrate solar into their construction efforts.

The trend in average grant awards by property improvement type mirrored the QRPI rankings. New construction projects received the highest average grant award of \$132,334. Expansion projects followed, with an average award of \$100,840. Projects that included solar components received an average grant of \$93,973. Meanwhile, the rehabilitation of existing buildings and facilities, which accounted for the highest number of grants, had an average award of \$81,000.

Industrial property projects, though receiving fewer grants than commercial properties, secured the highest average grant award of \$140,158, driven by large private investments. Across all qualified investors, the average grant award was \$94,195. The maximum eligible grant amount remains capped at \$100,000 for projects with QRPI under \$5 million and \$200,000 for those exceeding \$5 million.



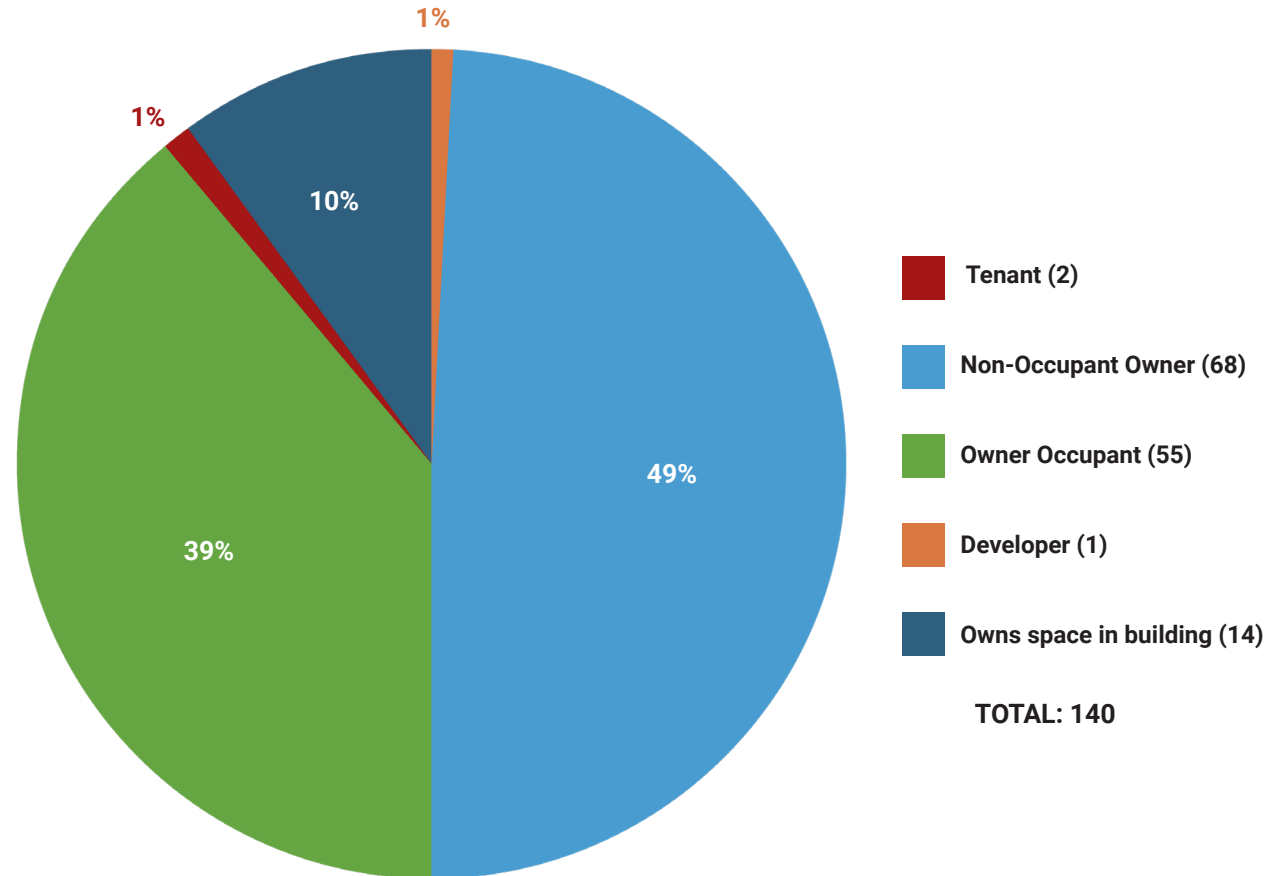
*Southern Charm Garden Center, located in Franklin, VA is a retail nursery and garden center expansion that included a new 3,000 square-foot wood framed, metal single story building, as well as improvements to an existing metal warehouse structure.*

# GY2023 RPIG by Qualified Zone Investors

Qualified Zone Investors include property owners (occupant or non-occupant), owners of space within a larger building or facility (condominium), tenants leasing space and capitalizing any improvements made to that space and developers capitalizing their investment before the property is sold. As Figure 5 illustrates, non-occupant owners of buildings/facilities are the most common type of qualified zone investor in GY2023, followed by owner-occupant as the second highest type of qualified investor. Developers and tenants make up the smallest portion of qualified investors with only 2% of the applications. In GY2023, qualified investors that own space in a building comprised 10% of all RPIG applications. This is a significant change from GY2022, when there were no applications for investors that own space in a building.

VEZ requires that investors capitalize and/or expense their investment to qualify for RPIGs. The program is not open to developers who will not be expensing and/or capitalizing hard cost real property investments, which is one reason why the percentage of developers making up total qualified zone investors tends to be lower.

**Figure 5:**  
**GY2023 Zone Investor**



# GY2023 Job Creation Overview

DHCD awarded a total of \$2,029,655 in JCGs to 40 businesses in GY2023, as Table 5 illustrates. JCG requests represented 13% of funds requested and awarded.

other companies applied for between 200-349 jobs. Those top job creators were located throughout Virginia in the cities of Norfolk and Hopewell and Henry and Pittsylvania counties.

One company applied for the maximum number of positions (350) eligible for awards under the JCG program in 2023. In addition, four

**Table 5: Job Creation Grant Summary, 2019-2023**

YEAR	2019	2020	2021	2022	2023
Qualified Businesses	54	42	50	38	40
Jobs Created (PFTPs)	1,519	825	1,362	825	1,162
Total Awards	\$2,927,324	\$1,930,431	\$2,493,393	\$1,795,246	\$2,029,655
Award per Job Created	\$1,926.58	\$2,339.75	\$1,830.69	\$2,176.06	\$1,746.69
Average New Jobs per Firm	28	20	27	22	29
Total Qualified Jobs	4,676	2,740	4,115	2,745	3,274
Average Qualified Jobs per Firm	87	65	82	72	82

*\*\*Jobs Created PFTPs is a year over year look at jobs created by firms applying. Total Qualified Jobs is the total amount of jobs created by companies in current year, prior to subtracting the four-job minimum threshold.*

# GY2023 JCG by Wage Rates

Job Creation Grant (JCG) award amounts are determined based on wage rates for newly created positions within eligible firms. In HUAs, businesses creating new positions with wages between 125-149% of the minimum wage are eligible for a grant award of \$500 per position. For businesses paying employees at 175% or above the minimum wage, the grant amount becomes \$800 per eligible position.

For areas outside of HUAs, eligible businesses must pay their employees at least 150% of the minimum wage to qualify for a grant award. Higher grant amounts are available for positions paid at over 175% of the minimum wage. Certified business firms throughout Virginia that adhere to regulations stipulated by the director of the Virginia Department of Small Business and Supplier Diversity, per subdivision 8 of § 2.2-1606 of the Code of Virginia, can apply the reduced wage rate threshold (125% of minimum wage) to meet the criteria for the \$500 grant amount.

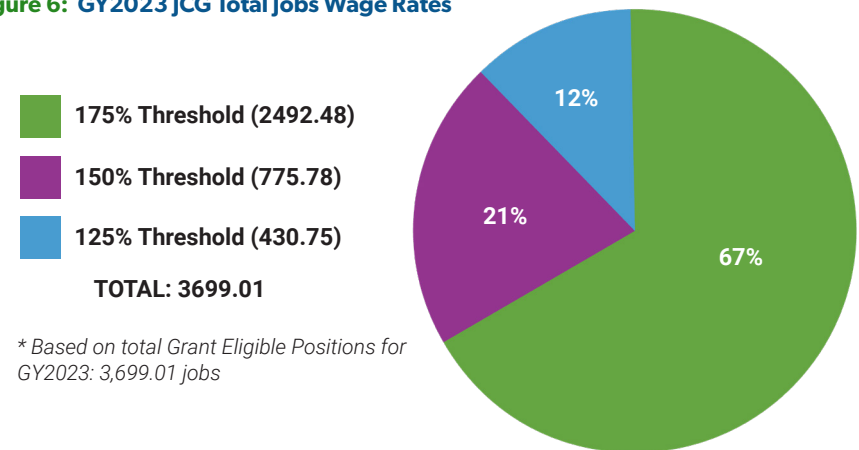
During the 2023 grant cycle, the Job Creation Grant (JCG) minimum wage thresholds were adjusted to align with the increased minimum wage rates. To qualify for a grant, applicant companies must now offer jobs that pay at least 150% of the minimum wage. As a result, approximately 21% (776 jobs) of all jobs met or exceeded this threshold, earning a \$500 grant award per eligible position. Consistent with previous years, the majority of jobs awarded a grant are those paying at least 175% of the minimum wage. In GY2023, 67% (2,492 jobs) of total jobs surpassed the 175% threshold, leading to an \$800 grant award per eligible position.

Among the 54 designated localities (excluding towns within these counties), seven were classified as High Unemployment Areas (HUAs) for GY2023. Companies that previously applied for a JCG within a designated HUA locality remain eligible to apply at 125% of the minimum wage during their 5-year JCG grant cycle. In GY2023, one company from a previously HUA-designated locality submitted an application. Overall, six companies (15% of total grants awarded) from three localities received grants for jobs meeting the 125% minimum wage threshold. These jobs represented about 12% (431 jobs) of all jobs from companies that applied, reflecting a 5% increase from GY2022. Qualifying businesses in HUAs received a \$500 grant per eligible position that exceeded 125% of the minimum wage.

There were no SWaM (Small, Women-owned, and Minority-owned) applications submitted for GY2023.

For a comprehensive list of GY2023 HUA localities, refer to Appendix E.

**Figure 6: GY2023 JCG Total Jobs Wage Rates**

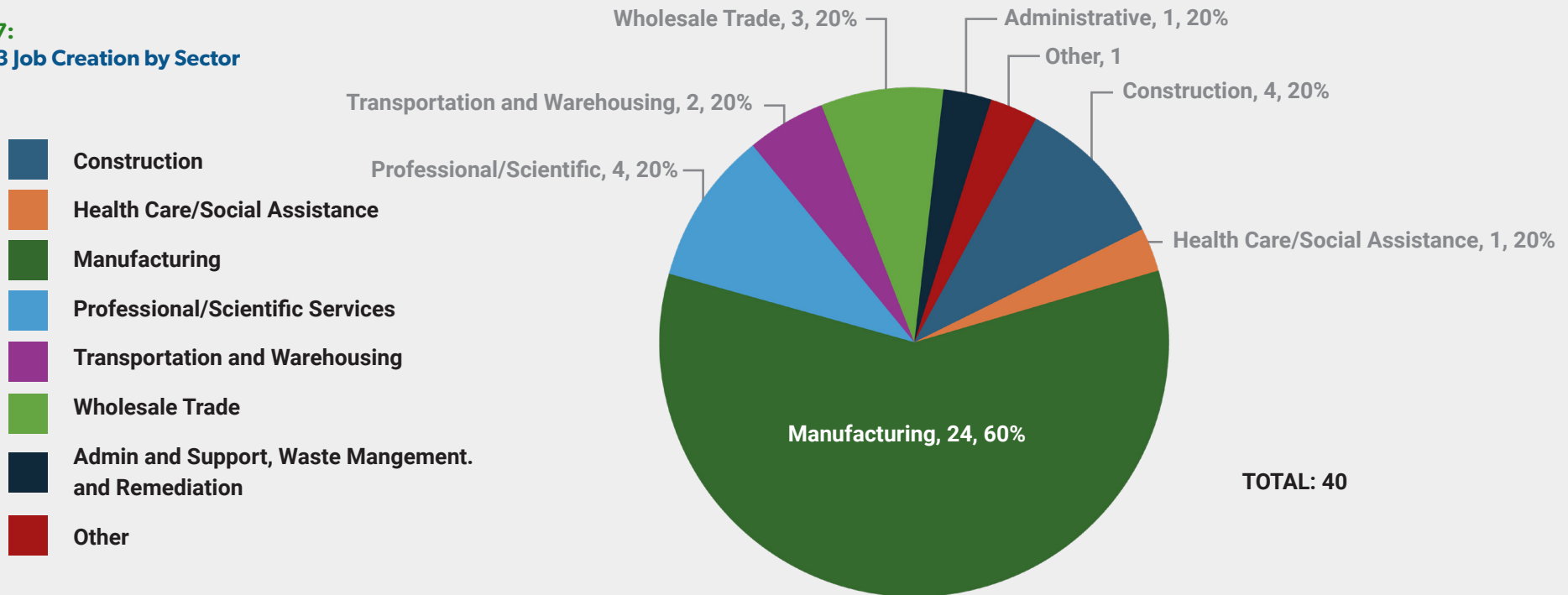


# GY2023 JCG by Sector

The industry sector of each entity receiving JCGs is tracked using the North American Industry Classification System (NAICS) codes. As with previous grant cycles, the largest share of qualified firms in GY2023 were manufacturers (NAICS 300s), representing 60% of all grantees. Construction (NAICS 236-238) and Professional/Scientific Services (NAICS 541) were the second largest job grantees with a combined 20% of qualified firms receiving grants. The remaining 20% of grantees represented

the following industries: Healthcare/Social Assistance (NAICS 621), Transportation and Warehousing (NAICS 484), Wholesale Trade (NAICS 423-424) and Administration and Support along with Waste Management and Remediation (NAICS 561).

**Figure 7:**  
GY2023 Job Creation by Sector



All information in this report is sourced from the Enterprise Zone Administration Database and stems from data generated by Local Zone Administrators (LZAs), businesses and investors via incentive applications. The following sections of the annual report consist of a range of appendices that outline the contributions of our local partners to the program's achievements.



# Appendix A | Zone Highlights



VFP, Inc manufacturers buildings and shelters for telecommunication and utility companies across the US. Located in Scott County, VFP expanded their building footprint in 2022 adding jobs during that first year and seeing continued job growth in 2023.

**Accomack County – Northampton County (#26)**  
Cape Charles Mini Golf, an 18-hole ADA miniature golf course in Northampton County, received \$34,716.86 in RPIG funding. Owner Tom Austin stated, “We were on pins-and-needles. It was an investment just to apply for it [Enterprise Zone Grant], and we are super-excited to receive the grant. It changed our year. We are super-grateful from a small business point of view.”

**Bedford (Town) (#12)**  
With a private investment of \$150,000, Bedford Storage Investment LLC received \$50,000 in RPIG funds for the rehabilitation of the industrial building used as the main manufacturing plant for their foam products.

**Bristol (City) (#29)**  
Qualifying for the fourth year in a row, American Merchant received a total of \$9,234 in JCG funds for creating 16 new jobs total. 503 State LLC received \$100,000 in RPIG funds for a private investment of \$1,032,971. The company completed a historic rehabilitation of a three-story mixed-use building.

**Danville (City) (#1)**  
Dogwood East LLC, a locally owned commercial real estate company, renovated four industrial buildings and one office building at this site and received \$74,245 in RPIG funds. Mid-Atlantic Prospects LLC renovated a former doctor’s office to develop a boutique hotel and an extended-stay hotel. The company invested over \$7 million on the project and received the maximum \$200,000 RPIG.

**Emporia (City) – Greensville County (#43)**  
95/58 Emporia Partners invested over \$354,000 and received RPIG funds totaling \$48,175 for replacing roofing on three stores within a shopping center in Emporia.

**Franklin (City) – Southampton County – Isle of Wight County (#18)**  
Two businesses in the city of Franklin received RPIG funds totaling \$156,086. 1130 Armory Drive LLC invested over \$799,000 in the rehabilitation of their building and BEAM Properties invested \$380,433 in the rehabilitation of the building on their property that is the home of Southern Charm Garden Center.

**Halifax County – South Boston (Town) (#15)**

Lewis Metal Works Inc., a steel fabricator, invested over \$513,000 in the rehabilitation and expansion of their industrial building in the town of South Boston. The company received RPIG funds totaling \$82,612.

**Hampton (City) (#8) (#35)**

Huntington Ingalls Industries, the nation's largest military shipbuilder, leased 115,500 square feet of new industrial space developed by Doran Tract Building, who received RPIG funding totaling \$200,000 for an investment over \$10.3 million in Hampton's Zone 8. In the city's Zone 35, Magruder Landing Development Company LLC completed construction of 10,000 square feet of flex industrial space in the Langley Research and Development Park. The company invested \$1,071,523 and received \$100,000 in EZ RPIG funding.

**Henrico County – Richmond (City) (#28)**

In the Henrico zone, The Faison Center Inc., a nonprofit organization whose mission is to give children and adults with autism and related

challenges the best opportunity to improve their life's journey through evidence-based practice, completed construction of the final building on the campus. Pioneer Hall, a 12,000-square-foot, two-story building, houses six classrooms, an instructional kitchen and a behavioral health clinic. The organization invested over \$5.74 million and received \$200,000 in RPIG funds. In the city of Richmond, Virginia Wood Processing and Virginia Wood Properties LLC, joint owners, received a total of \$100,000 for the rehabilitation of their property. The owners invested a total of \$923,182 in the project.

**Henry County – Martinsville (City) (#36) (#54)**

In Henry County's Zone 36, Monogram Food Solutions received \$107,659 in JCG funds for creating a total of 184 jobs. In addition, the company completed expansion of their current facility that included an investment of over \$6.4 million. The company received the maximum RPIG amount of \$200,000. Crown Cork & Seal completed the construction of a 355,000-square-foot beverage can production

facility, as well as a warehouse in the Commonwealth Crossing Business Centre in Henry County's Zone 54. The company invested over \$42 million in the project and received the maximum grant amount of \$200,000 in RPIG funds. Additionally, the company received JCG funds totaling \$109,200 for creating 140 new jobs. In Martinsville's Zone 54, WHLR Village of Martinsville received RPIG funds totaling \$100,000 for an investment of \$694,664 in the renovation of a grocery store.

**Hopewell (City) #9**

WEB Comm LLC received RPIG funding for their project in downtown Hopewell to rehabilitate a blighted building and lease to a growing local business, Downtown Pups. The company invested \$422,069 in the rehabilitation.

**Lancaster County – Northumberland County – Westmoreland County -Richmond County – Kilmarnock (Town) – Warsaw (Town) (#50)**

Crestwood Partners, LLC in Northumberland County invested over \$1.32 million in new construction for their project and received \$100,000 in

RPIG funds. In Westmoreland County, Executive Properties LLC received RPIG funds totaling \$74,590 for the complete renovation of an existing building to house a restaurant, Fire Escape American Grill. The company invested \$472,950 in the project. Healthy Harvest Food Bank, located in the town of Warsaw, invested over \$3.35 million for expansion and renovation of their facility, including solar panels and construction of a greenhouse for an indoor aquaponic vegetable farming system. The company received RPIG funding totaling \$116,068. In the town of Kilmarnock, Lawrence Fuccella invested over \$2.1 million in the construction of a new car wash and received \$100,000 in RPIG funds.

**Lunenburg County – Kenbridge (Town) – Victoria (Town) (#55A)**

In Kenbridge, Broad Street Lofts & Fitness invested over \$780,000 and received a total of \$75,999 in RPIG funds for the renovation of their mixed-use building that includes apartments and a fitness studio.

**Lynchburg (City) (#2) (#46)**

Two companies in Lynchburg's Zone 2, ANCH LLC and R&P Kirkley LLC, received the maximum RPIG amount, \$200,000, for investing in over \$5 million each in their projects. Four other companies, BMS Direct Inc., R&B Properties LLC, Freedom First Federal Credit Union and Hoffmann Mondial Inc., each received \$100,000 in RPIG funds, the maximum amount for investments under \$5 million.

In Zone 46, R&B Properties LLC received the maximum grant amount of \$100,000 for the expansion of their existing building, home to Electronic Design & Manufacturing Company, an electronics manufacturing services provider that also provides support for engineering, supply chain, assembly and other resources.

**Newport News (City) (#3) (#31)**

In Zone 3, Fresenius invested over \$1.4 million in the construction of a new 11,050-square-foot facility, bringing new, accessible medical services to this underserved portion of Newport News. Glass and aluminum systems fabricator, Aldora, acquired a 72,000-square-foot fabrication facility in the EDA-managed Oakland Industrial Park in Zone 31 and invested over \$1.9 million to upgrade the property. Aldora's Newport News facility will create between 40 and 75 jobs. The full-service glass fabrication and distribution facility will serve a 150-mile geographical radius to include Richmond, Baltimore, Washington, D.C., Norfolk, Raleigh-Durham, and Roanoke.

**Norfolk (City) (#7)**

Dante Valve Company, a family-owned, international manufacturer and distributor of valves and related products, invested \$1.5 million to expand its operation in the city of Norfolk, which secured \$100,000 in funding through RPIG. The company completely renovated its facility to increase production and better serve its East Coast customers. In addition to this, Dante Valve Company anticipates creating 30 new jobs at their Norfolk facility within the next year.

**Patrick County – Stuart (Town) (#22)**

After receiving RPIG funds in the previous grant year for an investment of over \$1.68 million in construction of a stacking facility, Ten Oaks LLC received a JCG in GY23. The company created 27 jobs and received grant funds totaling \$15,238.

**Petersburg (City) (#10)**

Cathelle LLC received \$90,412 in RPIG funds for renovation of a mixed-use building in the historic Old Towne district of Petersburg. The original structure was built over 150 years ago then underwent renovation in 1909, adding a third floor. The renovation included private investment by the company of \$552,061.

**Pittsylvania County (#24)**

Staunton River Plastics, located in the Southern Virginia Multimodal Park in Hurt, invested over \$9.9 million in the construction of their 150,000-square-foot manufacturing facility. The company received the maximum grant amount of \$200,000 and is expected to create many jobs in upcoming years.

**Pittsylvania County – Danville (City) (#57)**

In Pittsylvania County, Morgan Olson received JCG funds for a fourth year in a row. The company has created over 350 jobs in total and received \$241,933 in JCG funds. In Danville, Litehouse Foods, a food manufacturer, completed real estate improvements totaling \$6,433,200 since its inception and has created 96 new jobs.

**Portsmouth (City) (#4) (#20)**

PER Associates Inc., a commercial concrete processor located in Portsmouth's Zone 20, employed more than 26 persons and received \$21,155 in VEZ grant funds through the JCG. PER's operations are providing critical construction materials in support of local and regional development projects. In Zone 4, Life's Journey LLC rehabilitated their office building with an investment exceeding \$600,000. This significant investment enabled the company to secure a \$100,000 Real Property Investment Grant from the Commonwealth. The new facility will provide essential mental health support services to the residents of Portsmouth and the surrounding Hampton Roads communities.

**Prince George County (#16)**

NVR Inc. received \$100,000 in RPIG funds for the expansion of their manufacturing facility that included \$855,972 in private investment. The company received a JCG for the fifth year in a row after creating a total of 154 jobs in the county. In total, since their inception in 2019, they have received a total grant disbursement of \$613,040.

**Pulaski County – Radford (City) (#25)**

In Pulaski County, BimmerWorld, a company that offers distribution and wholesale programs for BMW products, received JCG funds for a third year in a row. The company has created a total of 26 jobs and received \$18,224 in GY23. Two companies in the city of Radford received maximum grant amounts of \$100,000, including Ellett Valley Investments LLC and Tall Oaks Crossing LLC.

**Richmond (City) (#19)**

Evergreen Enterprises, a wholesale provider specializing in home and garden décor, as well as sports and fashion accessories, received RPIG funds totaling \$100,000 for the rehabilitation of their building utilized for distribution and a warehouse. The company invested a total of \$1,067,544 for the project.

**Roanoke (City) (#5)**

Freedom First Federal Credit Union completed a full aesthetic remodel of the historic Elmwood building to serve as its corporate headquarters. The company invested over \$6.4 million in the historic restoration and received an RPIG in the amount of \$100,000.

**Scott County (#23)**

VFP Inc., a production facility for equipment shelters and modular structures, received JCG funds for a second year in a row. The company has created a total of 135 jobs and received \$56,488 in JCG funds in GY23.

**Smyth County (#51)**

SIG (formerly Scholle IPN) completed a new addition to their existing facility that nearly doubled the company's square footage. The expansion included an investment of just over \$31 million and 75 new full-time jobs. In addition to the larger footprint and additional employees, they are also adding 700 feet of rail and a spur to facilitate the importing of raw materials for their blown film extruder process.

**Staunton (City) (#17)**

BCS Holdings LLC, located in Staunton's Beverley Historic District, invested \$626,970 in the renovation of a mixed-use space that includes apartments and retail. The company received \$100,000 in RPIG funds.

**Tazewell County (#44)**

Simmons Equipment, a world-class mining equipment manufacturer, received JCG funds for a fourth year in a row. The company has created a total of 49 jobs in the last four years and received a total of \$30,099 in GY23.

**Washington County – Chilhowie (Town) – Glade Spring (Town) – Smyth County (#51)**

In the Washington County portion of the zone, Mission Dental, a nonprofit community dental clinic providing affordable oral healthcare to the community, received \$100,000 in RPIG funds for their renovation project that included \$877,835 in private investment.

**Winchester (City) (#21)**

Brereton Properties LLC, a local restaurant owner's real estate development arm, received \$55,899 in RPIG funds for their rehabilitation project. The company invested \$379,498 on the renovation of the space, which had previously been vacant for six years after more than seventy years as the Winchester Newsstand. Additionally, the new tenant of the renovated property is a cider producer from surrounding Frederick County that expanded into a taproom/small plate space in the city.

**Wise County (#52)**

Earthlink received \$9,048 in Job Creation Grant funds for creating a total of 38 new jobs. The company previously received \$43,830 in RPIG funds last year.

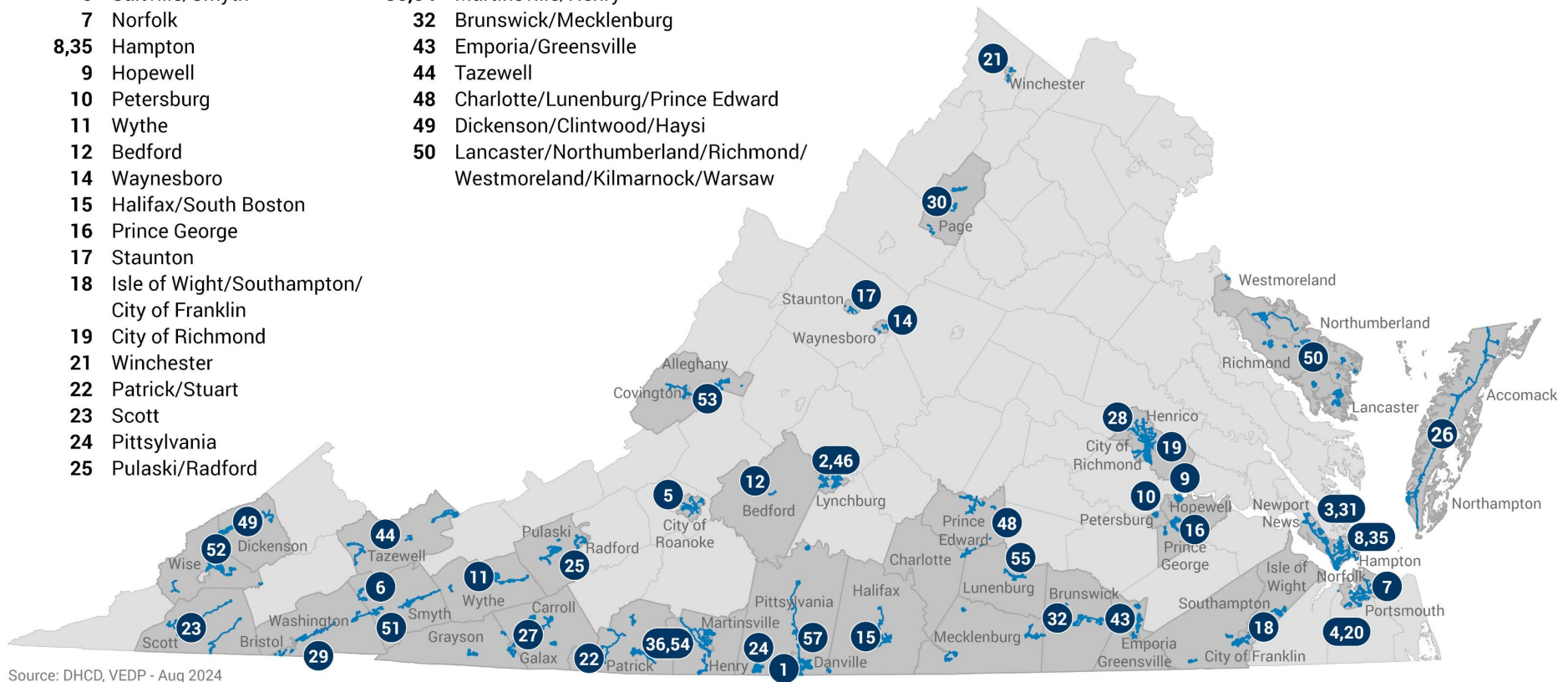
**Wythe County (#11)**

Carter Bank & Trust invested \$666,059 in the rehabilitation of their Wytheville location and received \$100,000 in RPIG funds.

# Appendix B | Enterprise Zones

## Enterprise Zones

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



Source: DHCD, VEDP - Aug 2024

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

# Appendix C | Local Incentives

## Accomack County #26A

- Expedited plans review for county permits
- Marketing assistance
- Rebate of County permit fees
- License fee rebate
- Landfill rebate fee
- Real Property Improvement Grant
- Personal Property/Tools & Machinery Grant
- Property Acquisition Discount
- Bond conduit issuer fee exemption
- New jobs incentive (Accomack County Industrial Park)
- Site acquisition cost discount (Accomack County Industrial Park)
- Discounted sewer hookup fees and rates (Accomack County Industrial Park)

## Alleghany County #53A

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

## Bedford (Town) #12

- Real property improvement incentive
- Downtown property improvement incentive
- Downtown façade and signage incentive
- Equipment and jobs incentive
- Zoning fees waiver
- Sign fees waiver
- Business license fees waiver

## Bristol (City) #29

- Accelerated permit processing
- Job training assistance
- Design assistance
- Façade improvement grant
- Business location assistance
- Rehabilitated real estate tax exemption

## Brunswick County #32B

- Accelerated permit processing
- Building permit fee waiver
- Coordination with local banking services
- Discounted land buy-down
- Low-interest loans for fixed assets
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

## Carroll County #27A

- Building permit fee waiver
- Local job creation credit program
- Water and sewer connection fee waiver

## Charlotte County #48A

- Accelerated permit processing (Charlotte County and Town of Keysville)
- Site purchase discount (Charlotte County and Town of Keysville)
- Machinery and tools tax reinvestment grant (Charlotte County & Town of Keysville)
- Real estate reinvestment grant (Charlotte County and Town of Keysville)

- BPOL tax exemption (Town of Keysville only)
- Utility connection fee waiver (Town of Keysville only)
- Waiver of tax liens (Town of Keysville only)

## Chilhowie (Town) #51C

- Building permit fee waiver
- Economic stimulus grant
- Water and sewer cost reductions
- BPOL tax credit
- Partial real estate tax exemption

## Clifton Forge (Town) #53C

- Building permit fee reimbursement
- Rezoning fee reimbursement
- Real estate tax reduction
- Utility consumer tax reduction
- Business license tax reduction
- Machinery and tools tax reduction

## Clintwood (Town) #49B

- Water and sewer connection fee waiver
- Workforce training opportunities

## Covington (City) #53B

- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit and zoning fee waiver
- Small business loan program
- Utility consumption tax reduction

**Danville (City) #1 and #57B**

- Building permit fee waiver
- Machinery and tools tax rebate
- Industrial development grant

**Dickenson County #49A**

- Building and permit fee waivers
- Grants based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Utility connection fee rebates
- Workforce training grants

**Emporia (City) #43B**

- Business incubation grant
- Business personal property grant
- Business, professional and occupational license fee waiver
- Façade improvement grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver
- Zoning and building permit fee waiver

**Franklin (City) #18A**

- Accelerated permit processing
- Discounted land buy-down
- Building rehabilitation tax incentive
- Machinery and tools tax rebate
- Electric utility tax rebate
- Building code and land use development fees rebate
- Fast track permitting process

**Galax (City) #27C**

- Building permit fee waiver
- Water and sewer connection fee waiver

**Glade Spring (Town) #51D**

- Partial real estate tax exemption
- Business, professional and occupational license credit

**Grayson County #27B**

- Building permit fee waiver
- Water and sewer connection fee waiver

**Greensville County #43A**

- Building and zoning permit fee waiver
- Discounted land buy-down
- Real estate tax grant
- Machinery and tools tax grant
- Water and sewer connection fee waiver

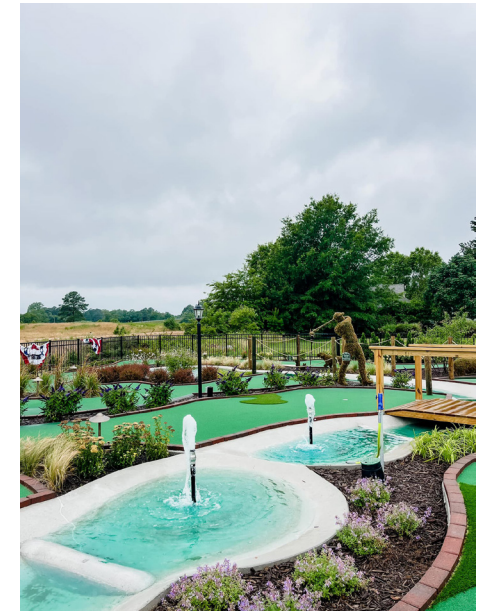
**Halifax County #15**

- Business, professional, and occupational license fee waiver
- Chamber of Commerce membership fee waivers
- Discounted land buy-down
- Furniture, fixtures and equipment grant
- Local real property investment grants
- Machinery and tools tax grant
- Partial permit fee waivers by the town of South Boston
- Partial sales tax exemption in the town of South Boston
- Utility tax grant on electricity and natural gas

- Workforce training opportunities
- Hospitality stimulus program

**Hampton (City) #8 and #35**

- Capital investment grant
- Business, professional and occupational license fee rebate
- Refund of local utility taxes
- Coliseum physical improvement grant
- Coliseum central cooperative advertising program and security improvement grant
- Façade improvement grants
- Manufacturing and innovation grant
- NASA Langley Research Center Technology grant
- Downtown Hampton and Phoebus Retail Incentive grants



Cape Charles Mini Golf in Northhampton County

**Henrico County #28B**

- Accelerated development processing
- Rehabilitation real estate tax exemptions
- Building facade grant
- Employment & training assistance
- Plan review & permit fee waivers
- Architectural design assistance program
- Fire safety seminars for small businesses
- Crime prevention through environmental design
- Commercial revitalization staff assistance
- Training seminars for small businesses
- Off-site improvement grant
- Paving & parking lot sealing grant
- Landscaping grant
- Building facade grant for small businesses
- Building demolition grant
- Existing freestanding signage grant

**Henry County #46A and #54A**

- Building permit fee waiver
- Furniture, fixtures and equipment grant
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

**Hopewell (City) #9**

- Accelerated permit processing
- Crime prevention assessments
- Fire safety education seminars
- Land development and permit fee waiver
- Partial business, professional and occupational license fee waiver
- Machinery and tools tax rebate
- Partial real estate tax exemption
- Sewer connection fee waiver

**Isle of Wight County #18C**

- Accelerated permit processing
- Local job creation grant
- Machinery and tools tax grant
- Permit fee waivers

**Kenbridge (Town) #55B**

- Accelerated permit processing
- Building permit fee waiver
- Business, professional and occupational license fee waiver
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection fee waiver and reduced extension fees
- Workforce training

**Kilmarnock (Town) #50A**

- Auto decal fee waiver
- Business, professional and occupational license fee waivers
- Capital investment and job creation incentives
- Water and sewer connection fee waivers
- Zoning, permit and subdivision fee waivers

**Lancaster County #50B**

- Capital investment and job creation incentives
- Façade improvement grants
- Micro-enterprise loan pool
- Partial real estate tax exemption

**Lunenburg County #48B and #55A**

- Accelerated permit processing
- Building permit fee waiver
- Tax-exempt industrial revenue bonds
- Workforce training opportunities
- Reduced/waived land cost in county industrial parks
- Reduced/waived cost of water and sewer extension
- Reduced/waived cost of water and sewer connection fees
- Real estate tax grant
- Machinery and tools tax grant

**Lynchburg (City) #46**

- Real estate rehabilitation program
- Local enterprise zone redevelopment program
- Local enterprise zone loan pool

**Martinsville (City) #36 and #54B**

- Building permit fee waiver
- Business, professional and occupational license fee rebate
- Furniture, fixtures and equipment grant
- Grant based on real estate taxes paid
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

**Mecklenburg County #32A**

- Building permit fee waiver (Town of South Hill and Mecklenburg County)
- Zoning permit fee waiver (Towns of Clarksville and La Crosse)
- Water and sewer connect fee refund
- Business license tax waiver (Town of La Crosse)
- Discounted land buy-down in the Airport Industrial Park



**Mecklenburg County #32A (Continued)**

- Local job creation grant
- Machinery and tools tax grant

**Newport News (City) #3**

- Expansion/relocation cost reduction incentive
- Business license (BPOL) fee abatement & utility tax refund
- Façade improvement grant
- Commercial rehabilitation property tax abatement
- Waiver of building permit & development fees

**Newport News (City) #31**

- Expansion/relocation cost reduction incentive
- Business, professional and occupational license fee rebate
- Business license (BPOL) fee abatement & utility tax refund
- Commercial rehabilitation property tax abatement
- Façade improvement grant
- Waiver of building permit and development fees

**Norfolk (City) #7**

- Building permit fee waiver
- Business, professional, and occupational license fee rebate
- Marketing opportunities
- Partial real estate tax exemption
- Utility consumption tax reduction
- Free recruiting provided by the city of Norfolk Department of Economic Development's Norfolk Works office

**Northampton County #26B**

- Accelerated permit processing and plan review
- Micro-enterprise loan pool
- Partial real property tax exemption

**Northumberland County #50C**

- Capital investment and job creation incentive

**Page County #30**

- Accelerated permit processing
- Business, professional and occupational license fee rebate
- Capital investment grants
- Development fee rebates
- Local sales, meals and lodging tax partial refund
- Partial real estate tax exemption
- Small business loan program

**Patrick County #22A**

- Building permit fee waiver
- Machinery and tools tax grant
- Partial real estate tax exemption

**Petersburg (City) #10**

- Mechanical, plumbing and building permit fee waiver
- Water and sewer permit fee waiver
- Water and sewer tap fee reduction
- Façade improvement grant
- Architectural assistance grant
- Machinery and tools tax reduction

**Pittsylvania County #24 and #57A**

- Dan River Businesses Development Center assistance
- Discounted land buy-down
- Local job creation grant
- Machinery and tools tax grant
- Partial business, professional and occupational license fee waiver
- Partial real estate tax exemption
- Permit fee waiver
- Regional Center for Applied Technology and Training assistance
- Utility connection fee rebates

**Portsmouth (City) #4**

- Business personal property investment grant
- Machinery and tools investment grant
- Development fee rebate
- Commercial façade loan program
- Corridor streetscape improvement incentive
- Mixed-use development incentive
- Commercial real estate rehabilitation tax exemption

**Portsmouth (City) #20**

- Business personal property investment grant
- Machinery and tools tax grant
- Real estate investment grant
- Commercial real estate rehabilitation tax exemption
- Environmental restoration site tax exemption
- Development fee rebate

**Prince Edward County #48C**

- Accelerated permit processing
- Architectural design fee rebate in Farmville Historic District
- Building permit fee waiver
- Business security audit
- Crime Prevention through Environmental Design
- Discounted land buy-down in Prince Edward Business Park
- Machinery and tools tax grants in select business parks
- Partial real estate tax exemption
- Permit fee waiver for select properties
- Water and sewer connection fee reduction (Town of Farmville)

**Prince George County #16**

- Business, professional and occupational license tax credit
- Machinery and tools tax rebate
- Utility connection fee discount
- Zoning fee waiver

**Pulaski County #25**

- Building and equipment financing
- Rebate of water and sewer connection fees
- Reduction of water and sewer charges per month
- Building fee waivers
- Industrial revenue bond financing

**Radford #25**

- Utility connect fee rebate
- Machinery & tools tax rebate
- Small business incentive grant
- Real estate tax relief

**Richmond (City) #19**

- Brownfields rebate
- Business relocation rebate
- Development fee rebate
- Employment assistance grant
- Loan fee rebate
- Machinery and equipment rebate

**Richmond County #50E**

- Capital investment and job creation incentives
- Partial real estate tax exemption
- Meals tax reimbursement
- Beautification grant
- Loan forgiveness program

**Roanoke (City) #5**

- Business security grant
- Permit fee rebates
- Façade, parking and landscaping improvement grant
- Fire suppression retrofit grant and connection fee rebate
- Partial real estate tax exemption
- Water and sewer and fire connection fee rebates

**Saltville (Town) #6A**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

**Scott County #23**

- Building permit and zoning fee waiver
- CPA fee refund for EZ incentive attestation
- Grant based on real estate taxes paid
- Lodging tax grant
- Machinery and tools tax grant
- Merchant capital tax grant

**Smyth County #6B**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Town of Saltville)
- Tourism-business marketing incentive (Town of Saltville)
- Downtown revitalization grant (Town of Saltville)
- Broadband access connection
- Loan application assistance
- Training assistance

**Smyth County #51A**

- Economic stimulus grant for manufacturers
- Building permit fee rebate
- Water and sewer cost reductions
- Real estate rehabilitation tax exemption
- BPOL tax credits (Towns of Chilhowie and Marion)

**Southampton County #18B**

- Accelerated permit processing
- Building permit fee waiver
- Discounted land buy-down
- Labor pool information
- Machinery and tools tax grant
- Partial real estate tax exemption
- Temporary office space
- Utility tax grant for electricity
- Workforce training

**Staunton (City) #17**

- High tech business location and expansion
- Professional jobs grant
- Premier company location incentive
- Creative class/entrepreneurship
- Destination retail
- Minority business incentive
- Property tax exemption
- Increased property tax exemption for low impact development

**Stuart (Town) #22B**

- Business, professional and occupational license fee reduction
- Machinery and tools tax grant
- Partial real estate tax exemption
- Water and sewer connection fee waiver

**Tazewell County # 44**

- Industrial development grant programs
- Partial real estate tax exemption

**Victoria (Town) #55C**

- Accelerated permit processing
- Discounted land buy-down
- Tax-exempt industrial revenue bonds
- Water and sewer connection and extension fee reduction

**Warsaw (Town) #50F**

- Capital investment and job creation incentives
- Façade improvement grants
- Partial real estate tax exemptions

**Washington County #51**

- Building permit fee waiver
- Real property tax exemption
- Rezoning permit fee waiver

**Waynesboro (City) #14**

- Local façade grants
- Local job creation grants
- Partial real estate tax exemption
- Sidewalk and landscape enhancement grants

**Westmoreland County #50D**

- Capital investment and job creation incentives

**Winchester (City) #21**

- Growing business development program waiver
- Business development grant for vacant properties
- Commercial/industrial/mixed-use property rehabilitation grant
- Commercial façade improvement loans
- Business growth revolving loan
- Major mixed-use development incentive
- Micro-enterprise loan pool
- Exterior improvement grant
- Real estate development revolving loan fund

**Wise County #52**

- Building permit fee waiver
- Discounted land buy-down and reduced development costs
- Machinery and tools tax grant
- Partial real estate tax exemption
- Workforce training at UVA Wise and MECC

**Wythe County #11**

- Discounted land purchase price
- Reduced water rate
- Reduced wastewater rate
- Rebates of water connection fee
- Meals tax grant
- Lodging tax grant
- Building permit fee waiver
- Fast track permitting
- Joint IDA revolving loan fund interest rate reduction
- Annual grant to qualifying high-wage, high-investment, non-manufacturing operations

# Appendix D-Incentive Utilization

Zone Information					Number of Grants Per Year					Summary of 2023 Grants	
Zone #	Community	Acreage	Designation	Expiration	2023	2022	2021	2020	2019	Total Amount of Grant Funding	Percent of Total Amount
48	Charlotte County	773	2000	2033	0	1	0	0	1	\$0.00	0.00%
	Lunenburg County	405			0	0	0	0	0	\$0.00	0.00%
	Prince Edward County	2,859			0	1	0	3	2	\$0.00	0.00%
49	Dickenson County	3,645	2000	2033	0	0	0	0	0	\$0.00	0.00%
	Town of Clintwood	237			0	1	0	0	0	\$0.00	0.00%
	Town of Haysi	163			0	0	0	0	0	\$0.00	0.00%
50	Town of Warsaw	961	2000	2033	1	2	1	4	3	\$116,068.02	0.76%
	Lancaster County	3,696			0	0	0	1	0	\$0.00	0.00%
	Northumberland County	2,496			1	0	1	0	0	\$100,000.00	0.66%
	Richmond County	1,140			0	1	0	0	3	\$0.00	0.00%
	Westmoreland County	3,786			1	3	2	2	2	\$74,590.19	0.49%
	Town of Kilmarnock	374			3	1	3	0	1	\$259,912.99	1.71%
51	Smyth County	3,572	2000	2033	2	3	4	2	3	\$238,986.00	1.57%
	Washington County	3,594			6	4	2	1	0	\$495,825.80	3.26%
	Town of Chilhowie	505			0	0	0	0	0	\$0.00	0.00%
	Town of Glade Spring	289			0	0	1	1	0	\$0.00	0.00%
53	Alleghany County	3,608	2001	2034	0	1	2	0	3	\$0.00	0.00%
	Town of Clifton Forge	246			0	0	0	1	1	\$0.00	0.00%
	City of Covington	639			0	0	0	3	1	\$0.00	0.00%
54	Henry County	2934	2001	2034	5	2	1	2	7	\$639,114.27	4.20%
	City of Martinsville	527			1	0	0	2	2	\$100,000.00	0.66%
55	Lunenburg County	364	2001	2034	0	0	0	0	0	\$0.00	0.00%
	Town of Kenbridge	310			2	1	0	0	0	\$75,999.53	0.50%
	Town of Victoria	220			0	0	0	0	0	\$0.00	0.00%
57	Pittsylvania County	3,428	2001	2034	4	5	3	4	0	\$577,885.00	3.80%
	City of Danville	1,608			3	4	4	3	1	\$120,281.00	0.79%
22	Patrick County	3,621	2002	2035	2	1	0	0	0	\$115,238.00	0.76%
	Town of Stuart	176			0	0	0	0	0	\$0.00	0.00%

28	City of Richmond (North)	3,588	2003	2036	13	11	15	22	35	\$1,053,383.71	6.92%
	Henrico County	3,811			20	17	13	17	12	\$1,782,145.55	11.71%
1	City of Danville	1,911	2004	2037	4	3	7	8	9	\$368,235.37	2.42%
2	City of Lynchburg	2,198	2004	2037	8	5	10	11	9	\$750,232.30	4.93%
3	City of Newport News	3,839	2004	2037	24	4	10	15	14	\$2,148,812.04	14.12%
5	City of Roanoke	1,904	2004	2037	2	6	7	11	7	\$116,872.00	0.77%
6	Smyth County	619	2004	2037	0	0	0	0	0	\$0.00	0.00%
	Town of Saltville	357			0	0	0	0	0	\$0.00	0.00%
8	City of Hampton	3,233	2005	2038	4	3	3	3	10	\$600,000.00	3.94%
9	City of Hopewell	2,183	2005	2038	2	1	2	2	2	\$98,957.89	0.65%
10	City of Petersburg	922	2005	2038	3	2	2	1	3	\$161,394.72	1.06%
11	Wythe County	3,421	2005	2038	1	1	3	3	3	\$100,000.00	0.66%
12	Town of Bedford	636	2005	2038	1	1	0	1	0	\$50,000.00	0.33%
14	City of Waynesboro	608	2008	2041	0	0	0	2	2	\$0.00	0.00%
15	Halifax County	2,853	2008	2041	7	5	5	4	6	\$558,196.94	3.67%
52	Wise County	3,808	2008	2041	1	2	1	0	1	\$9,048.00	0.06%
4	City of Portsmouth	1,468	2010	2043	5	5	4	3	4	\$313,222.33	2.06%
7	City of Norfolk	2,371	2010	2043	9	7	8	13	14	\$827,062.93	5.44%
16	Prince George County	3,754	2010	2043	2	2	2	1	4	\$220,248.00	1.45%
17	City of Staunton	699	2010	2043	1	1	2	3	2	\$100,000.00	0.66%
18	City of Franklin	878	2010	2043	2	0	2	0	1	\$156,086.68	1.03%
	Southampton County	3412			0	0	0	0	0	\$0.00	0.00%
	Isle of Wight County	2,438			0	1	1	1	1	\$0.00	0.00%
24	Pittsylvania County	3,132	2010	2043	1	0	0	0	0	\$200,000.00	1.31%
19	City of Richmond (South)	3,611	2013	2046	3	3	6	7	3	\$127,997.60	0.84%
43	Greensville	3,280	2013	2046	0	0	0	0	0	\$0.00	0.00%
	City of Emporia	631			2	1	2	0	1	\$148,175.00	0.97%
20	City of Portsmouth	3,659	2014	2047	1	2	3	2	3	\$21,155.00	0.14%
21	City of Winchester	607	2014	2047	4	2	0	1	2	\$252,182.58	1.66%

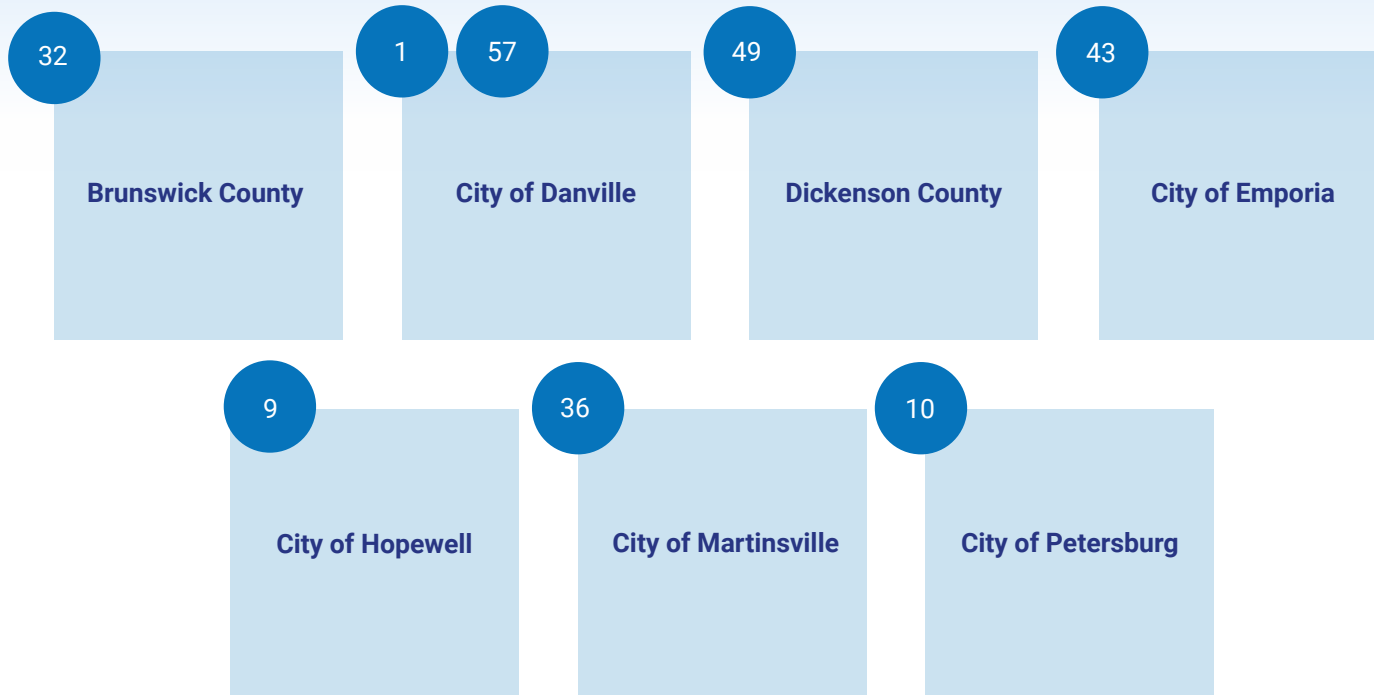
23	Scott County	3,133	2014	2047	2	2	1	0	0	\$156,488.00	1.03%
25	Pulaski County	3,748	2014	2047	3	2	4	3	4	\$97,463.00	0.64%
	City of Radford	1,289			2	2	2	4	2	\$200,000.00	1.31%
26	Accomack County	3,361	2015	2048	0	0	0	0	1	\$0.00	0.00%
	Northampton County	2,993			1	2	2	1	2	\$34,716.86	0.23%
27	Carroll County	3,658	2015	2048	0	1	0	0	0	\$0.00	0.00%
	Grayson County	1,231			0	0	1	0	0	\$0.00	0.00%
	City of Galax	638			0	0	1	3	0	\$0.00	0.00%
29	City of Bristol	634	2015	2048	3	2	3	4	5	\$209,234.00	1.38%
30	Page County	2,084	2015		0	0	0	4	0	\$0.00	0.00%
31	City of Newport News	3,236	2015	2048	6	3	2	2	5	\$489,949.00	3.22%
32	Mecklenburg County	2,738	2016	2049	0	1	2	1	1	\$0.00	0.00%
	Brunswick County	273			0	1	1	1	0	\$0.00	0.00%
35	City of Hampton	3,636	2016	2049	2	2	3	2	10	\$180,069.60	1.18%
36	Henry County	3,840	2016	2049	4	4	3	4	7	\$443,452.36	2.91%
	City of Martinsville	630			0	1	0	1	2	\$0.00	0.00%
44	Tazewell County	3,786	2016	2049	1	2	2	2	1	\$30,099.00	0.20%
46	City of Lynchburg	2,176	2016	2049	5	1	5	4	3	\$298,168.65	1.96%

**180**  
Number of Incentives  
Per Year (2023)

**Summary of 2023 Grants** **100%**  
**Amount: \$15,216,949.91**

# Appendix E | High Unemployment Areas (HUAs)

High Unemployment Areas (HUAs) are enterprise zone localities with unemployment rates one and one-half times (150%) or more than the state average based on the most recent annualized unemployment data published by the Virginia Employment Commission. The following localities are HUAs:



The following localities in joint zones with the HUAs above are **NOT** HUAs:

- Mecklenburg County
- Pittsylvania County
- Towns of Clintwood and Haysi
- Mecklenburg County
- Greensville County
- Henry County

## **GRANT YEAR 2024**

Applications for the upcoming grant year, Grant Year 2024 (GY2024), are due April 1, 2025. The EZ Application Submission Portal is open for submitting GY2024 January 1, 2025-April 1, 2025. For the Job Creation Grant, zone investors that created grant-eligible jobs anytime in calendar year 2024 (January 1, 2024 - December 31, 2024) are eligible for GY2024. For the Real Property Investment Grant, zone investors that received final placed-in-service documentation for qualified real property investments in calendar year 2024 (January 1, 2024-December 31, 2024) are eligible for GY2024.

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