

# Virginia Enterprise Zone Grants

*Rewarding Investment – Revitalizing Communities*

Qualification for the listed incentives is based on the calendar year and administered annually. All applicants (businesses and real properties) must be located within an enterprise zone.

GRANT	BENEFIT	ELIGIBILITY REQUIREMENT	APPLICATION FORMS	GRANT TERM
<b>Job Creation Grant</b>	<ul style="list-style-type: none"> <li>Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage with health benefits.</li> <li>A lower wage threshold applies in localities designated high unemployment areas by DHCD; please visit the website for a list of HUAs.<sup>1</sup></li> <li>Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits.</li> </ul>	<p>Creation of at least four net new permanent full-time positions.</p> <p>Net new permanent full-time positions created over the four-job threshold that meet wage and health benefit requirements are eligible.</p> <p>Excludes retail, personal service, or food and beverage positions.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> <li>EZ-JCG</li> <li>JCG Worksheet</li> <li>W-9</li> <li>CPA Attestation Report<sup>2</sup></li> </ul>	<p>Available for a five-consecutive year term for net new permanent full-time positions above the four-job threshold which meet the wage and health benefit requirement.</p>
<b>Real Property Investment Grant<sup>3</sup></b>	<ul style="list-style-type: none"> <li>Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million.</li> <li>Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more.</li> </ul>	<p>Commercial, industrial, or mixed-use buildings or facilities.</p> <p>For rehabilitation and expansion, at least \$100,000 incurred in qualified real property investments.</p> <p>For new construction, at least \$500,000 incurred in qualified real property investments.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> <li>EZ-RPIG</li> <li>Final Certificate of Occupancy/approved Final Building Inspection/or Third Party Inspection Report</li> <li>Mixed Use Form*</li> <li>Multiple Owner Form*</li> <li>Tenant/Owner Consent Form*</li> <li>Tenant Coordination Form*</li> <li>W-9</li> <li>CPA Attestation Report</li> </ul> <p>*If applicable</p>	<p>Capped per building or facility at a maximum of \$200,000 within a five-consecutive year term.</p>

<sup>1</sup>([http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia\\_Enterprise\\_Zones.htm](http://www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm))

<sup>2</sup>Beginning with grant year 2011, business firms applying for a Job Creation Grant that have base year employment of 100 permanent full time positions or less and create 25 or less grant eligible positions **are no longer required** to submit a CPA attestation as part of their application materials.

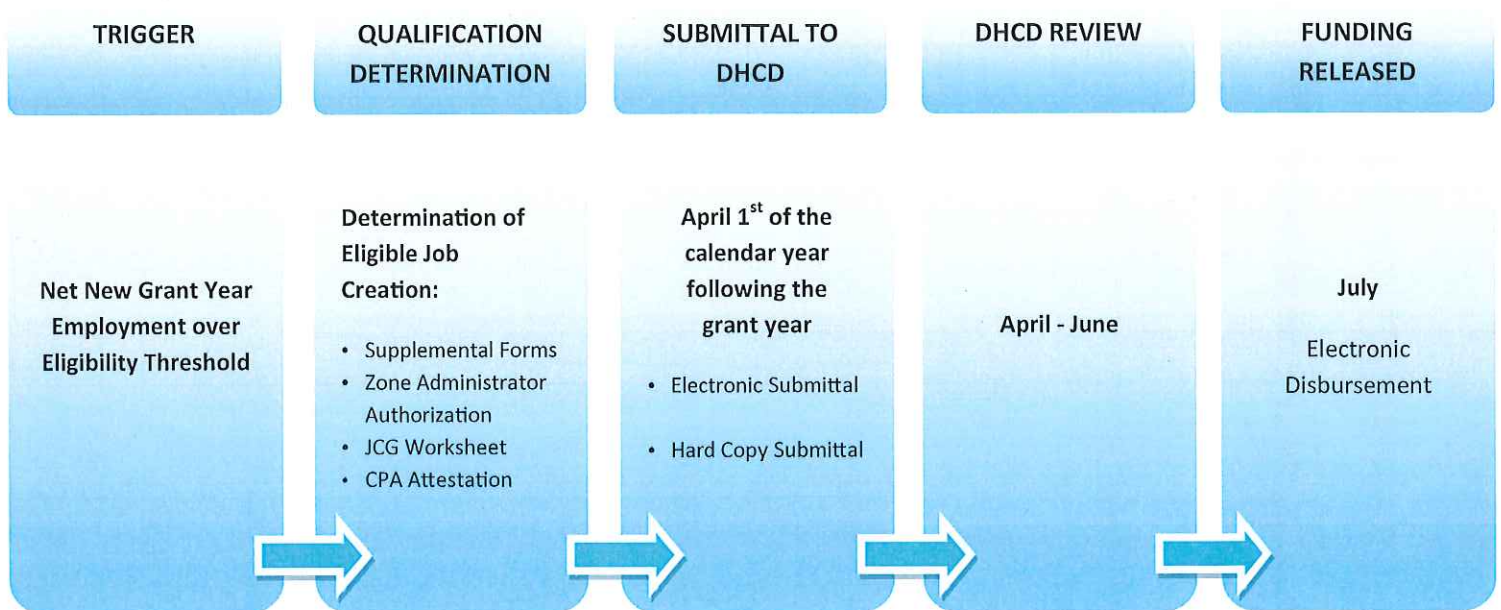
<sup>3</sup>Real Property grant awards may be subject to pro-ration should requests exceed grant funds allocated.

## Job Creation Grant (JCG) Summary

BENEFIT	ELIGIBILITY REQUIREMENTS	APPLICATION FORMS	GRANT TERM
<ul style="list-style-type: none"> <li>Up to \$500/year per net new permanent, full-time position earning at least 175% of the Federal minimum wage (150% in <a href="#">High Unemployment Areas</a>) with health benefits.</li> <li>Up to \$800/year per net new permanent full-time position earning at least 200% of federal minimum wage with health benefits.</li> </ul>	<p>Net new permanent full-time positions, created over the four-job threshold, that meet wage and health benefit requirements.</p> <p>Excludes retail, personal service, or food and beverage positions.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> <li>EZ-JCG</li> <li>JCG Worksheet</li> <li>W-9</li> <li>CPA Attestation Report<sup>1</sup></li> </ul>	<p>Available for a five-consecutive year term for net new permanent full-time positions above the four-job threshold over base year employment levels.</p>

<sup>1</sup>Businesses applying for the Job Creation Grant with a base year employment of 100 PFTP or less that create 25 or fewer grant eligible positions **are not required** to submit a CPA attestation.

## JCG Qualification Process



**Virginia  
Enterprise  
Zones**

Virginia Dept. of Housing & Community Development  
 600 E. Main Street, Suite 300  
 Richmond, Virginia 23219  
 (804) 371-7030  
[EZONE@dhcd.virginia.gov](mailto:EZONE@dhcd.virginia.gov)  
[www.dhcd.virginia.gov](http://www.dhcd.virginia.gov)



# Virginia Enterprise Zone State Incentives

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Qualification for state VEZ incentives are based on the calendar year and are administered annually. All applicants (businesses and real properties) must be located within an [Enterprise Zone](#) to qualify for incentives. Please read the RPIG/JCG instruction manuals available on the [VEZ Site](#) carefully for full details on the incentives.

## Real Property Investment Grant (RPIG) Summary

BENEFIT	ELIGIBILITY REQUIREMENTS <sup>1</sup>	APPLICATION FORMS	GRANT TERM
<ul style="list-style-type: none"> <li>Up to \$100,000 per building or facility for qualifying real property investments of less than \$5 million.</li> <li>Up to \$200,000 per building or facility for qualifying real property investments of \$5 million or more.</li> <li>Real Property grant awards may be subject to proration should requests exceed grant funds allocated.</li> </ul>	<p>Commercial, industrial, or mixed-use buildings or facilities.</p> <p>For rehabilitation and expansion, at least \$100,000 incurred in qualified real property investments.</p> <p>For new construction, at least \$500,000 incurred in qualified real property investments.</p>	<p>Required application forms:</p> <ul style="list-style-type: none"> <li>EZ-RPIG</li> <li>Final Placed in Service Documentation</li> <li>Mixed Use Form*</li> <li>Multiple Owner Form*</li> <li>Tenant/Owner Consent Form*</li> <li>Tenant Coordination Form*</li> <li>W-9</li> <li>CPA Attestation Report</li> </ul> <p>*If applicable</p>	<p>Capped per building or facility at a maximum of \$200,000 within a five-consecutive year term.</p>

<sup>1</sup>The entity that capitalized the qualified real property investments MUST be the grant applicant. Tenants making leasehold improvements paid for directly by the tenant may apply for the RPIG with the owner's permission. Tenants that pay for improvements through an operating lease DO NOT meet either of the above criteria and are NOT eligible to apply for the grant. Please call (804) 371-7030 with questions regarding applicant eligibility.

## RPIG Qualification Process

