




# INDUSTRIAL REVITALIZATION FUND

FY 2021 - 2025 REPORT

 [realestate@dhcd.virginia.gov](mailto:realestate@dhcd.virginia.gov)

 [dhcd.virginia.gov/irf](https://dhcd.virginia.gov/irf)

 804 371 7000

---

## OVERVIEW

The Industrial Revitalization Fund (IRF) is a statewide program administered by the Virginia Department of Housing and Community Development (DHCD) to support the redevelopment of vacant, blighted, and deteriorated structures that impede economic growth. The program aims to catalyze private investment, job creation, and long-term economic revitalization in distressed communities.

IRF targets structures that are economically significant yet no longer functional due to deterioration or obsolescence. Funding is designed to help localities close financial gaps, accelerate redevelopment, and reposition key properties for market-driven uses that boost employment and community vitality.

There are two related programs under the IRF umbrella, the Port Host Communities Revitalization Fund and Mixed-Use on Main Street. These programs provide funding in specific areas for similar purposes.

## SINCE ITS INCEPTION IN 2012, THE IRF PROGRAM HAS:



Assisted in over  
180 projects across  
Virginia



Generated more than \$250  
million in public & private  
investment



Supported the  
creation of more than  
2,000 jobs

---

## ELIGIBLE APPLICANTS, PROJECTS, AND ACTIVITIES

Eligible applicants include local governments and local/ regional economic or industrial development authorities. Projects must involve vacant, blighted properties with documented deterioration and a clearly defined redevelopment strategy. Eligible activities include:

- Acquisition (with limitations)
- Rehabilitation or repair
- Demolition and other physical redevelopment activities

## PROGRAM PRIORITIES

Applications are evaluated competitively with priority given to projects that:

- Address significant blight
- Have a clear, committed end use with demonstrated community backing
- Demonstrate shovel-ready status with financing and plans in place
- Produce measurable economic impact (i.e., jobs, investment, tax revenue)
- Align with local or regional economic development strategies
- Are located in localities with high economic distress



**BEFORE**



**AFTER**

**IMPACT | FY2021 - FY2025**

Funding Source	Total Awards Granted	Amount Awarded
IRF	47	\$54,624,717
Planning	41	\$2,268,273
MUMS	4	\$2,000,000
PHCRF	14	\$7,900,000
<b>Total</b>	<b>106</b>	<b>\$66,792,990</b>

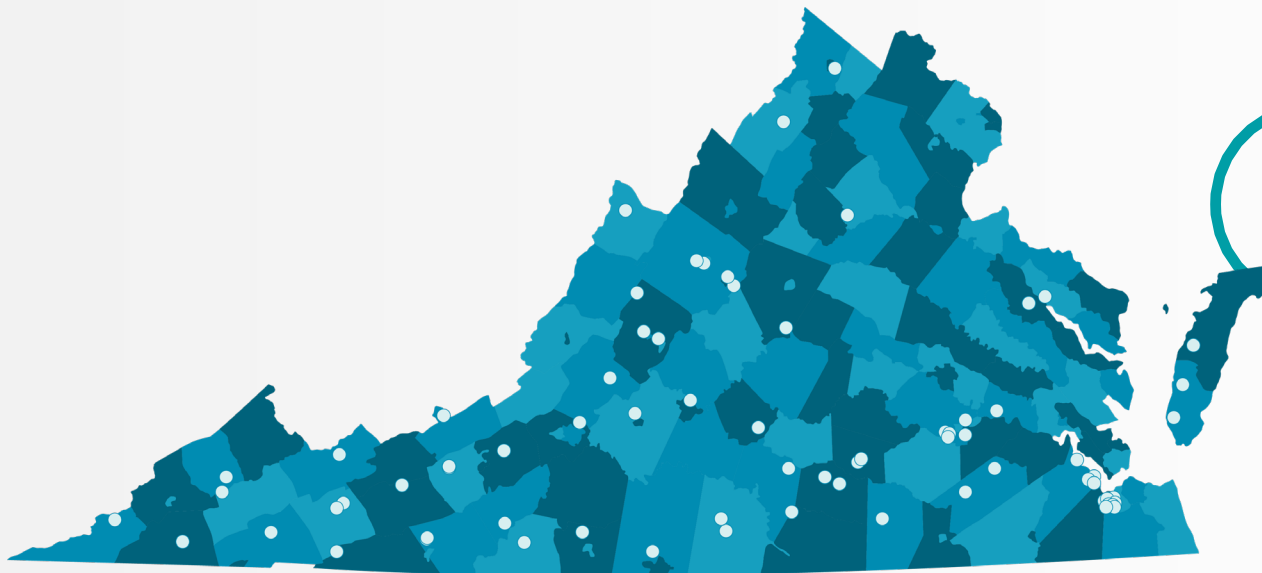
**2 Million** Square feet of space improved

**\$180 Million** Leveraged in public/private funding

**600+** Jobs created

**250+** Housing units created

**65** Properties rehabilitated



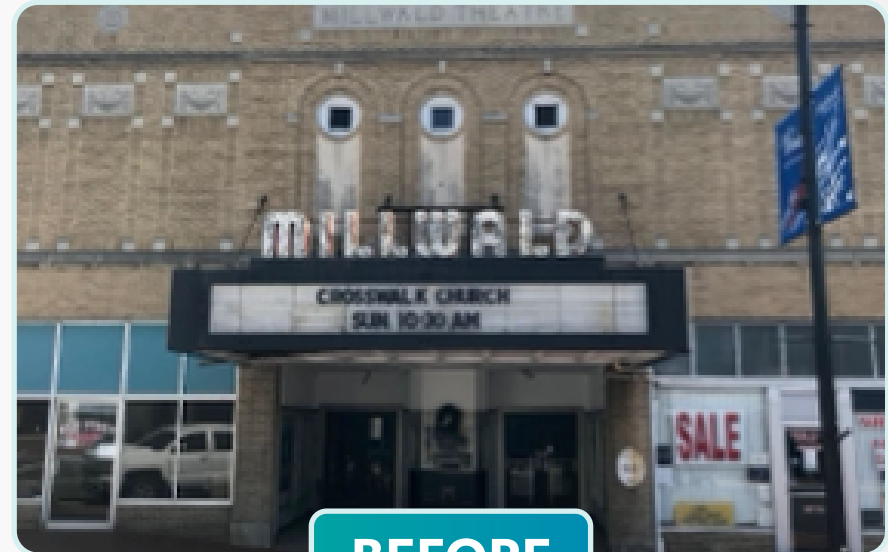
## IRF PROGRAM SUCCESS STORIES

### Millwald Theater

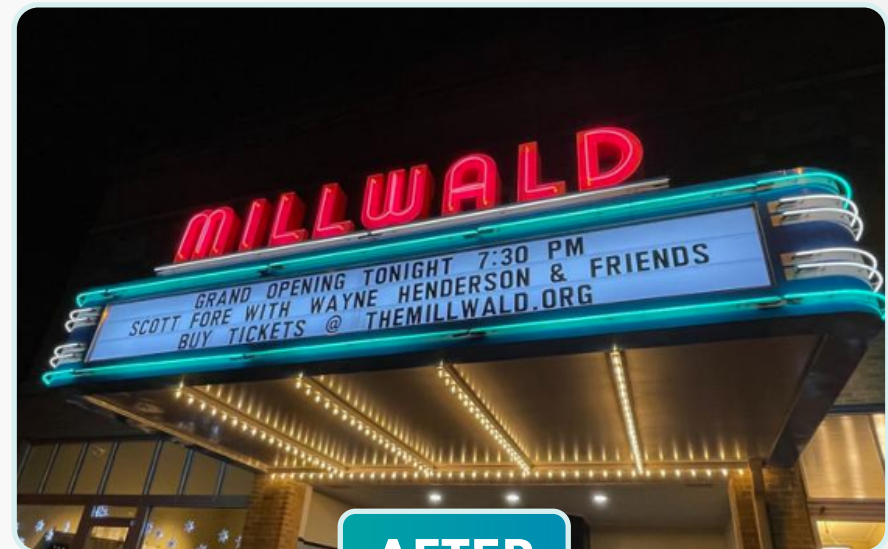
#### Town of Wytheville (FY2021)

The Town of Wytheville rehabilitated the historic Millwald Theatre as a community auditorium for live and film entertainment as well as a center for performing arts education. The IRF award was used for demolition and new construction within the existing structure, a new HVAC system, new plumbing, and electrical upgrades.

Project Funding	Amount Awarded
IRF Award	\$500,000
Appalachian Regional Commission (ARC)	\$500,000
Town of Wytheville	\$658,000
Fundraising	\$416,900
Other Grants	\$285,000
Historic Tax Credits	\$968,936
New Market Tax Credits	\$1,628,640
<b>Total</b>	<b>\$4,957,476</b>



**BEFORE**



**AFTER**

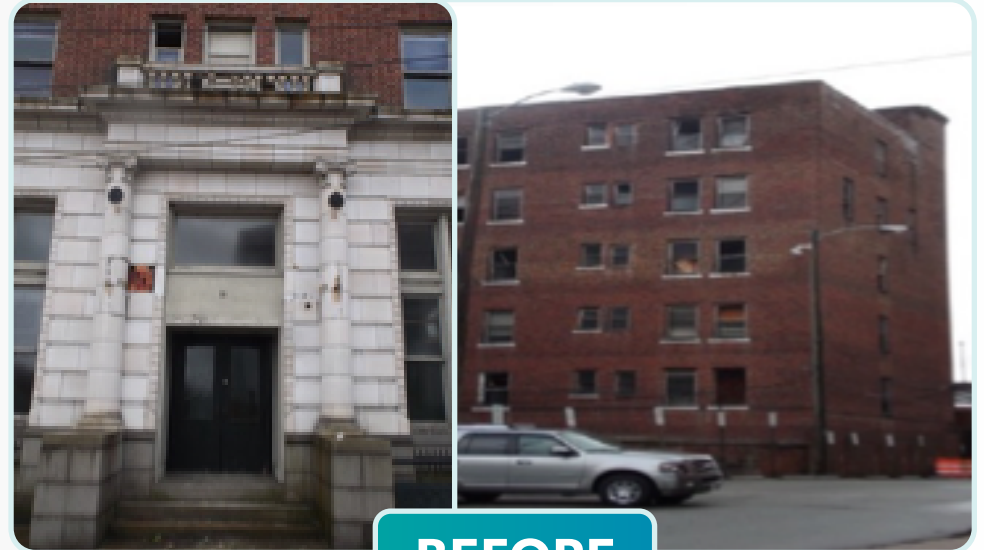
## IRF PROGRAM SUCCESS STORIES

### Hotel Petersburg

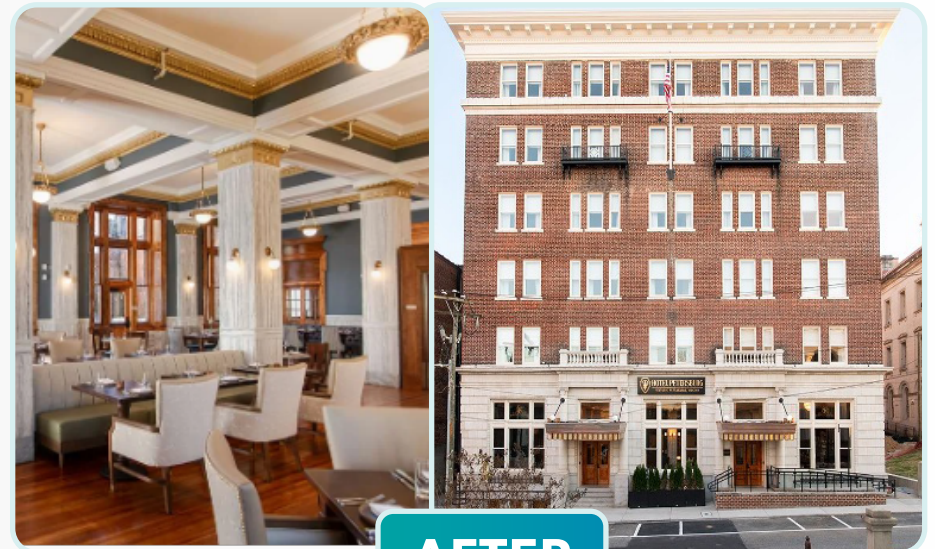
#### City of Petersburg (FY2022)

The City of Petersburg applied on behalf of a private developer to renovate a hotel originally built in 1915 into a 65-room boutique hotel. The property had been vacant for more than 25 years. The owner, Tabb St. Development, operates the facility in conjunction with Retro Hospitality. The project has created 60 full-time and 40 part-time positions.

Project Funding	Amount Awarded
IRF Award (Grant/Loan)	\$600,000
City of Petersburg Loan	\$2,000,000
Bank Financing	\$5,800,000
Historic Tax Credits	\$5,677,000
Owner Equity	\$2,400,000
<b>Total</b>	<b>\$15,877,000</b>



**BEFORE**



**AFTER**

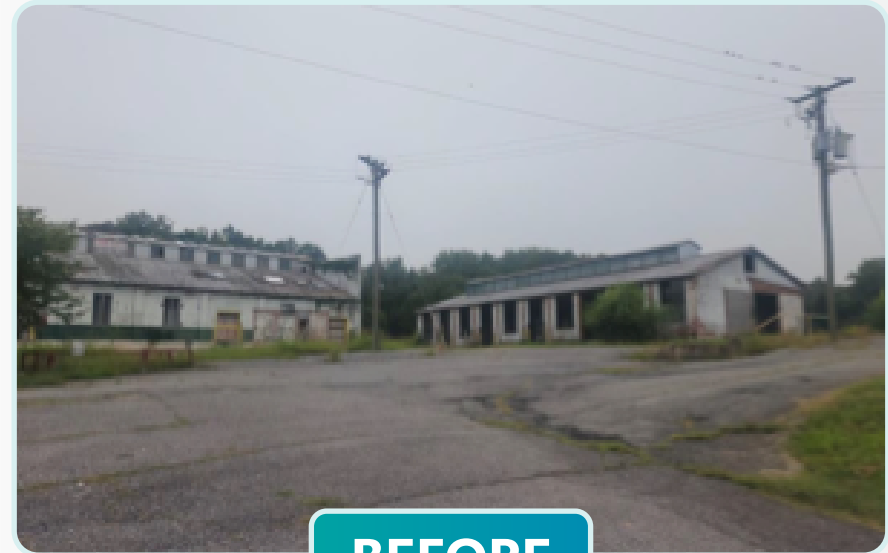
## IRF PROGRAM SUCCESS STORIES

### Factory Flats

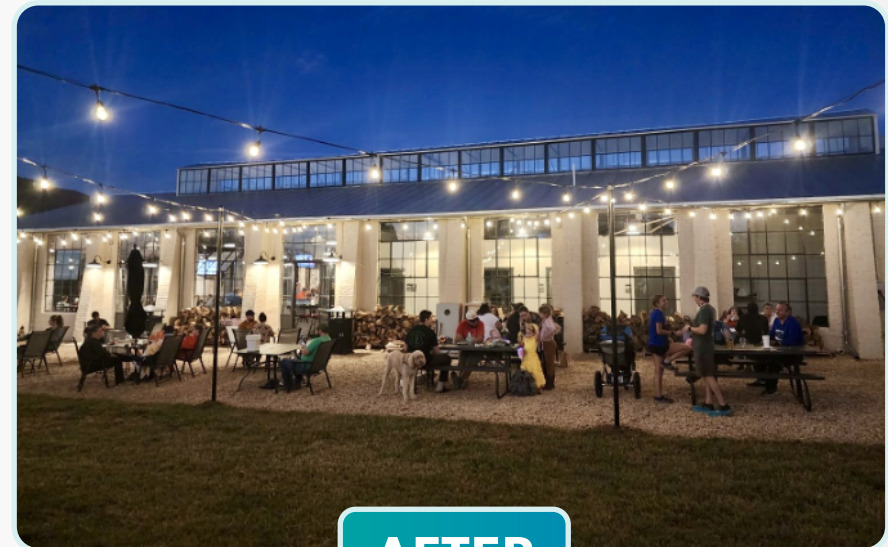
#### Botetourt County (FY2023)

Botetourt County applied on behalf of a private developer to renovate a former manufacturing facility into a mixed-use property with 21 housing units and a brewery. The property had been vacant for more than 40 years. The project has created 10 full-time positions.

Project Funding	Amount Awarded
IRF Award (Grant/Loan)	\$450,000
Developer	\$466,277
<b>Total</b>	<b>\$913,277</b>



**BEFORE**



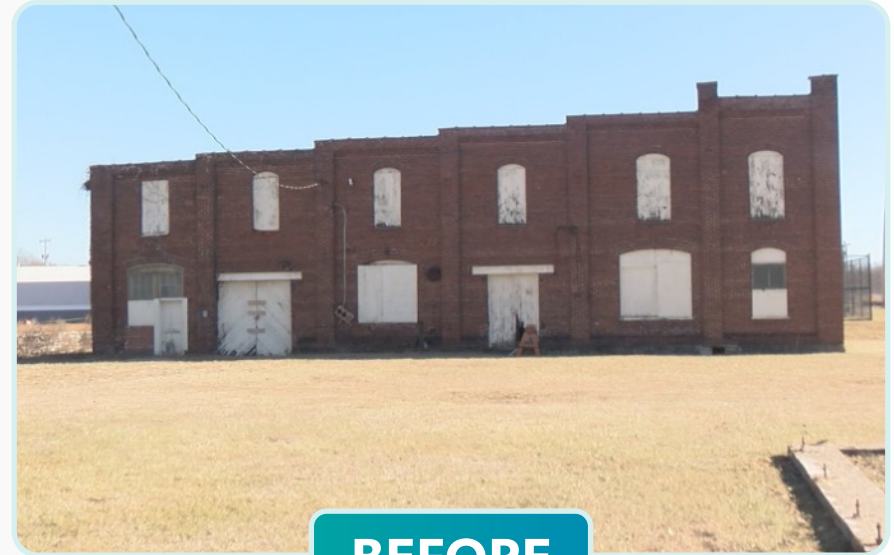
**AFTER**

## AMERICAN RESCUE PLAN FUNDING

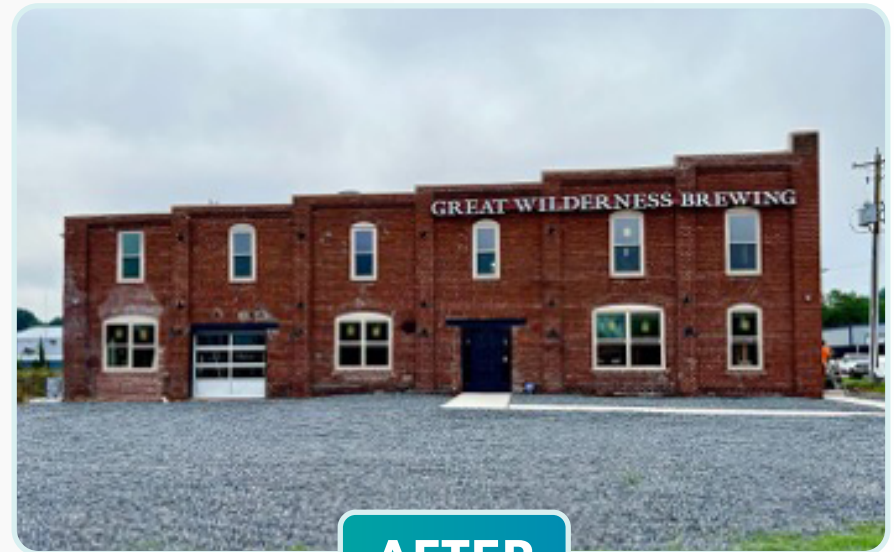
The IRF program was awarded \$50 million in federal American Rescue Plan (ARPA) funds between FY2022 and FY2024. This additional funding allowed the program to make larger awards of up to \$5 million and provided funding for planning grants and a pilot program called Mixed Use on Main Street in conjunction with Virginia Main Street.

The ARPA funds were awarded over multiple rounds, and all funds were obligated to address pandemic-impacted communities, create spaces for new economic opportunities, and support COVID-impacted industries and people.

Type	Number of Grants	Amount Awarded
Planning Grants	41	\$2,268,273
Implementation	30	\$43,375,000
MUMS	4	\$2,000,000
<b>Total</b>	<b>75</b>	<b>\$47,643,273</b>



**BEFORE**



**AFTER**

## ARPA PROJECT SUCCESS STORIES

### The Hive

#### City of Winchester (FY2023 – ARPA)

The City of Winchester applied on behalf of Shenandoah University to renovate a former National Guard Armory into a technology hub that houses a veterans' center, job training, business incubator, and community gathering area.

The project is a regional center for entrepreneurs, creating over 200 full-time jobs through businesses served through programmatic activities.

Shenandoah University created eight new jobs for the center itself in the first year of operation.

Project Funding	Amount Awarded
IRF Award	\$4,500,000
Shenandoah University	\$4,500,000
<b>Total</b>	<b>\$9,000,000</b>



**BEFORE**



**AFTER**

## ARPA PROJECT SUCCESS STORIES

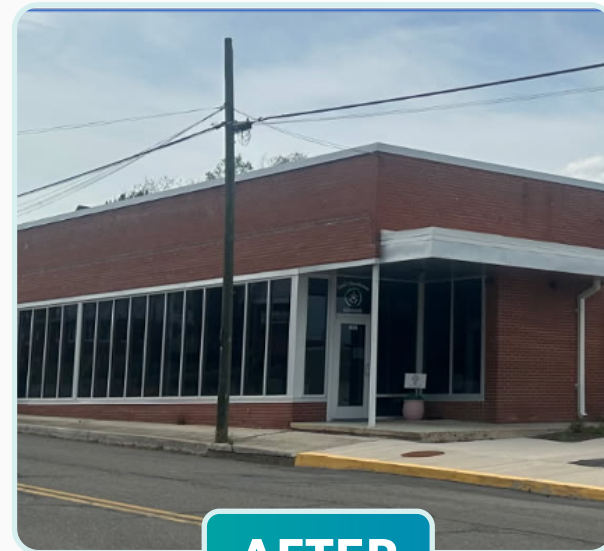
### Project Light Peer Recovery City of Galax (FY2023 - ARPA)

The City of Galax redeveloped a blighted former grocery store to make way for a nonprofit to provide services to the community. Services include addiction-to-work peer recovery counseling, after school and adult mentoring under the guidance of skilled educators in the community, and prepared meals and boxed meals for the food insecure.

Project Funding	Amount Awarded
IRF Award	\$1,000,000
City	\$617,275
Non-Profit	\$250,000
Appalachian Regional Commission	\$500,000
<b>Total</b>	<b>\$2,367,275</b>



**BEFORE**



**AFTER**

## ARPA PROJECT SUCCESS STORIES

### Ignited and Ready

#### Town of Abingdon (FY2024 - ARPA)

The Town of Abingdon applied on behalf of EO Companies (formerly United Way of Southwest Virginia) for the redevelopment of a former K-mart building. The nonprofit created a state-of-the-art child development and workforce hub that would serve Southwest Virginia. The Ignited and Ready project will create more than 100 jobs over the next few years.

Project Funding	Amount Awarded
IRF Award	\$5,000,000
Ballad Health	\$4,000,000
EO Companies/New Market Tax Credits	\$3,242,000
Wellspring Foundation	\$3,000,000
Private Donations	\$2,000,000
<b>Total</b>	<b>\$17,242,000</b>



**BEFORE**



**AFTER**

## ARPA PROJECT SUCCESS STORIES

### Workforce Development Center City of Buena Vista (FY2024 - ARPA)

The City of Buena Vista applied on behalf of Mountain Gateway Community College (to renovate a former car dealership into a workforce development center. The property had been vacant for over 40 years. The project has trained more than 100 individuals to work at regional businesses and created 25 full-time positions.

Project Funding	Amount Awarded
IRF Award	\$5,000,000
MGCC/City	\$4,000,000
VBAF Abatement Grant	\$3,242,000
EDA Grant	\$3,000,000
<b>Total</b>	<b>\$4,070,000</b>



**BEFORE**



**AFTER**

---

## PORT HOST COMMUNITIES REVITALIZATION FUND

The intent of the Port Host Communities Revitalization Fund (PHCRF) program is to fund shovel-ready projects that will spark additional private investment and job creation in port-related communities. “Port-related” means any non-residential structure that was built or used for a purpose related to port activities or is located near the port, to benefit from the port activities.

Port Host Communities in Virginia are:

**Front Royal**

**Newport News**

**Norfolk**

**Portsmouth**

**Richmond**



**BEFORE**



**AFTER**

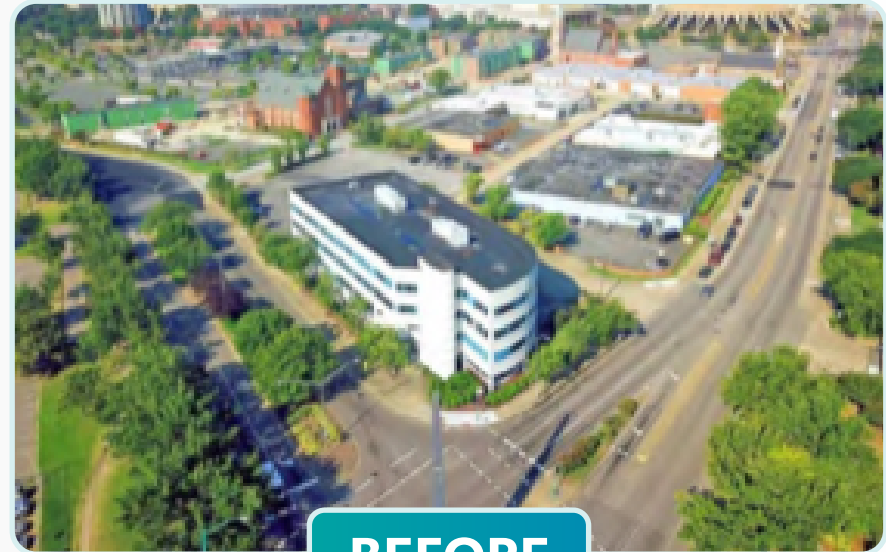
## PHCRF PROGRAM SUCCESS STORIES

### Willis Building

#### City of Norfolk (FY2021 – PHCRF)

The City of Norfolk received funding to demolish the 57,000 square-foot Willis Building, a vacant and functionally obsolete building, for redevelopment as a mixed-use project. The new building includes retail and office space, and 85 affordable housing units. The project created 10 full-time jobs.

Project Funding	Amount Awarded
PHCRF Award	\$250,000
City of Norfolk	\$310,260
<b>Total</b>	<b>\$560,260</b>



**BEFORE**



**AFTER**

## PHCRF PROGRAM SUCCESS STORIES

### 2510 Jefferson Avenue City of Newport News (FY22 – PHCRF)

The City of Newport News received funding to renovate a blighted building on the Jefferson Avenue corridor into ground floor retail space and second floor office space. This project created more than 15 jobs and is fully leased with a clothing store, coffee shop, hair braiding studio, and offices for a community consulting firm.

Project Funding	Amount Awarded
PHCRF Award	\$250,000
IRF Award	\$250,000
City of Newport News	\$808,151
HUD Grant	\$750,000
<b>Total</b>	<b>\$2,058,151</b>



**BEFORE**



**AFTER**

## PHCRF PROGRAM SUCCESS STORIES

### 16 Harper Avenue

#### City of Portsmouth (FY23 – PHCRF)

The City of Portsmouth, on behalf of Crofton Construction, received funding to replace the crumbling bulkhead. This project provided both economic and environmental impacts on the community by allowing the employer to take on future projects, sustain current jobs, and create new jobs.

Project Funding	Amount Awarded
PHCRF Award	\$415,000
City of Portsmouth	\$415,657
<b>Total</b>	<b>\$830,657</b>



**BEFORE**



**AFTER**

## ALL IRF AWARDED PROJECTS (FY21-25)

Fiscal Year	Locality	Project	Award
21	Town of Vinton	Gish Mill	\$468,750
21	Town of Warsaw	Hardware Building Redevelopment	\$468,750
21	Town of Wytheville	Millwald Theater	\$500,000
22	City of Petersburg	Hotel Petersburg	\$600,000
22	City of Newport News	2510 Jefferson Avenue	\$250,000
22	Culpeper County	Carver Food Incubator	\$470,000
22	Town of Blackstone	VUMAC Boutique Hotel	\$600,000
23	City of Buena Vista	Virginia Innovation Center*	\$1,095,000
23	City of Danville	White Mill*	\$5,000,000
23	City of Galax	Project Light Peer Recovery Center*	\$1,000,000
23	City of Hopewell	Lamb Arts Center*	\$850,000
23	City of Hopewell	207 E. Broadway*	\$500,000
23	City of Lynchburg	12th Street Redevelopment*	\$500,000
23	City of Petersburg	Former Ramada Inn**	\$1,950,000
23	City of Winchester	The HIVE*	\$4,500,000
23	Botetourt County	Factory Flats	\$400,000
23	Charlotte County	Shaw Building Renovation	\$76,000
23	Patrick County	Cockram Mill*	\$850,000
23	Patrick County	Business Development Center*	\$900,000
23	Town of Blackstone	Harris Memorial Armory*	\$1,000,000
23	Town of Kenbridge	Old Wood Finishing Factory*	\$1,200,000
23	Town of Marion	Gospel Armory/Past Time Building*	\$500,000

Fiscal Year	Locality	Project	Award
23	Town of Onancock	Lilliston Building*	\$1,000,000
23	Town of Pennington Gap	41669 W. Morgan Avenue*	\$1,000,000
23	Town of Pulaski	Project Growler*	\$950,000
23	Town of Pulaski	69 West Main Street*	\$500,000
23	Town of St. Paul	Deen Building*	\$1,000,000
23	Town of South Boston	John Randolph Hotel*	\$3,000,000
23	Town of Tazewell	Sunnyside Manor*	\$600,000
23	Town of Tappahannock	1710 Tavern	\$250,000
23	Town of Waverly	Waverly Brewery/Distillery	\$300,000
24	City of Buena Vista	Mountain Gateway CC Workforce Center*	\$650,000
24	City of Martinsville	One Ellsworth*	\$2,800,000
24	City of Petersburg	Sycamore Grove*	\$3,500,000
24	City of Staunton	Arcadia Project*	\$1,600,000
24	Brunswick County	Sledge & Barkley Building*	\$1,500,000
24	Wythe County	140 South 1st Street	\$750,000
24	Town of Abingdon	EO Companies – Ignited & Ready*	\$5,000,000
24	Town of Blackstone	Harris Memorial Armory	\$247,217
24	Town of Bluefield	Thistle Industrial Complex*	\$750,000
24	Town of Cape Charles	Rosenwald School Rehabilitation*	\$1,150,000
24	Town of Halifax	Exxon Redevelopment*	\$1,000,000
25	City of Danville	Whitewater Channel Revitalization**	\$2,000,000
25	Charles City County	Market 5**	\$1,500,000
25	Rockbridge County	Stillwater Revitalization	\$1,000,000
25	Town of Pamplin	ARCH Foundation	\$500,000
25	Town of Tazewell	Tazewell Cinema	\$399,000
<b>Total</b>			<b>\$54,624,717</b>

\* Projects funded by ARPA

\*\* Funded by the General Assembly through budget language