

## Additional Incentive Opportunities

### Opportunity Zone

Provides potential tax benefits for investors supporting eligible projects and businesses in designated Opportunity Zones.

### Tourism Zone

Supports tourism-related businesses and investments that encourage visitor spending, job creation, and economic growth.

### Technology Zone

Encourages technology-based businesses and innovation through targeted incentives for qualifying companies.

### Virginia AFID Grants

The Agriculture and Forestry Industries Development (AFID) program provides grants to support local food systems, agricultural processing, and agribusiness in Virginia.

**The Winchester EDA can help you identify programs that best match your business or development goals.**

### Projects That May Qualify

EDA incentives support a variety of investment projects, including\*:

- Exterior building improvements
  - Building rehabilitation
  - Vacant property redevelopment
  - Business expansion
  - Equipment purchases
  - New job creation
  - Mixed-use development
  - Commercial & industrial investment
- \*Eligibility varies by program

## Growing Business. Strengthening Winchester.

The Winchester EDA helps businesses invest and grow by providing access to local incentive programs, financing opportunities, and state resources. Working in partnership with the Virginia Department of Housing and Community Development (DHCD) and other business support organizations, the EDA connects businesses with grants, loans, workforce assistance, redevelopment programs, and the resources needed to grow and succeed in Winchester.

For more Information, contact the City of Winchester Economic Development Authority:



Phone  
(540) 313-3037



Email  
[econ.dev@winchesterva.gov](mailto:econ.dev@winchesterva.gov)



Address  
**2 N. Cameron Street, Ste 100  
Winchester, VA 22601**



**Winchester**  
economic development *Virginia*

# BUSINESS INCENTIVE PROGRAMS



Scan the QR Code  
to visit our website



# Local Incentives

## Commercial Facade Loan Fund

Low-interest loans up to \$35,000 for exterior improvements including signage, masonry, painting, awnings, and more.

## Micro Loan Fund

Loans from \$1,000–\$15,000 to assist with working capital, leasehold improvements, equipment, and furnishings.

## Real Estate Development Revolving Loan Fund

Below-market gap financing for commercial and mixed-use redevelopment projects.

## Business Growth Revolving Loan Fund

Below-market financing to help businesses expand when traditional financing isn't sufficient.

## Exterior Improvement Grant

Matching grant of up to \$20,000 (50% of project costs) for qualifying exterior improvements.

## Property Rehabilitation Grant

One-time grant up to \$15,000 for substantially rehabilitated commercial, industrial, or mixed-use properties.

## Growing Business Development Program

Fee waiver for eligible businesses toward a Top of Virginia Regional Chamber membership or qualifying Chamber class.

## Business Development Grant for Vacant Properties

Tax-based grant over five years for qualifying redevelopment of vacant commercial or mixed-use properties.

## Major Mixed-Use Development Incentive

Partial tax rebate for eligible mixed-use projects with investments of \$5 million or more.

## Business Emergency Loan Program

Provides below-market loans of up to \$50,000 to small & medium-sized businesses recovering from a temporary closure caused by an unexpected event, provided appropriate preventative measures were taken.



**The Winchester  
Enterprise Zone (EZ)**

# About the Enterprise Zone (EZ)

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.

# State Incentives Virginia Enterprise Zone

Businesses and property owners within the Winchester Enterprise Zone may qualify for state-administered incentives through the Virginia Department of Housing and Community Development (DHCD).

## Job Creation Grants

Financial incentives for eligible businesses creating new full-time jobs that meet wage and benefit requirements.

- Supports businesses creating five or more permanent full-time jobs that meet wage and benefit requirements.
- Grant amounts are based on eligible job wages.
- Excludes personal service, retail, food, and beverage businesses.

## Real Property Investment Grants

Grants for qualifying investments in commercial, industrial, and mixed-use buildings:

- Existing building renovations: \$100,000 minimum investment
- New construction: \$500,000 minimum investment
- Grants up to \$200,000 depending on project size.

# How to Apply

## 1. Review Program Requirements

Read the incentive guidelines and contact the Winchester EDA with any questions.

## 2. Complete an Application

Apply online or in person and include all required documentation.

## 3. Submit Your Application

Applications may be mailed, emailed, or hand-delivered.

## 4. Application Review

Complete applications are reviewed by the EDA Finance Committee & EDA Board for approval, and if applicable, by City Council.

## 5. Funding Availability

Incentives are awarded as funding is available on a first-come, first-served basis, with priority given to Enterprise Zone projects.